City of Bombay Improvement Trust.

ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31st MARCH 1922.

The Times Press, Bombay.

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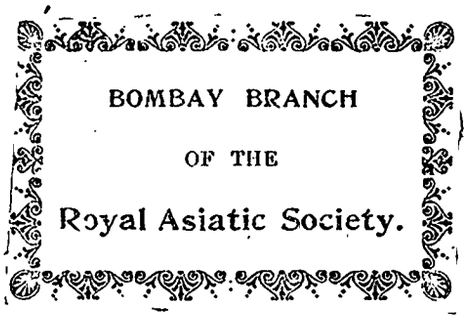

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Bombay Improvement Trust.

Administration Report

for the

year ending 31st March 1922.

With the compliments

of

the Chairman and Trustees for the

Improvement of the City of Bombay.

To The Secretary

Royal Asiatic Society

Bombay

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City of Bombay Improvement Trust.

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ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31st MARCH 1922.

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CITY OF BOMBAY IMPROVEMENT TRUST.

Administration Report, 1921=22.

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CITY OF BOMBAY IMPROVEMENT TRUST.

Board of Trustees.

(*As on 1st November* 1922.)

		Date of first appointment to the Board.
	Chairman.	
1.	E. G. TURNER, Esq., M.A., I.C.S.	3rd January 1920.
	Ex-Officio Trustees.	
2.	Major-General H. A. V. CUMMINS, C.M.G. (General Officer Commanding, Bombay Brigade.)	24th January 1922.
3.	B. W. KISSAN, Esq., B.A., I.C.S., J.P. (Collector of Bombay)	18th April 1922.
4.	H. B. CLAYTON, Esq., M.A., I.C.S., J.P. (Municipal Commissioner for the City of Bombay)	19th December 1919.
	Elected by the Corporation.	
5.	The Hon'ble Mr. PHIROZE C. SETHNA, O.B.E., J.P.	1st April 1919.
6.	Dr. K. E. DADACHANJI, L.M. & S.	1st April 1919.
7.	VASANTRAO ANANDRAO DABHOLKAR, Esq., O.B.E., J.P.	20th January 1921.
8.	NOWROJI M. DUMASIA, Esq.	9th January 1922.
	Elected by the Chamber of Commerce.	
9.	HARRY T. GORRIE, Esq., J. P.	1st April 1920.
	Elected by the Port Trustees.	
10.	P. R. CADELL, Esq., C.S.I., C.I.E., I.C.S.	1st April 1922.
	Elected by the Millowners' Association.	
11.	J. A. KAY, Esq., J. P.	26th July 1922.
	Nominated by Government.	
12.	Sir LAWLESS HEPPER, Kt., J.P.	2nd April 1913.
13.	MIRZA ALI MOHAMMED KHAN, Esq., M.A., LL.B., J.P.	18th February 1919.
14.	H. P. MODY, Esq., M.A., LL.B.	1st April 1921.

Principal Officers of the Board.

(*As on 1st November* 1922.)

	Date of first appointment.
Engineer's Department.	
J. F. Watson, Esq., B.E., M.I.C.E., J.P., Trust Engineer (*on leave*)	4th September 1903.
M. H. Irens, Esq., A.M.I.C.E., Dy. Engineer, Acting Trust Engineer	13th October 1919.
N. D. Katrak, Esq., L.C.E., A.M.I.C.E., Senior Assistant Engineer and Personal Assistant to the Trust Engineer also Acting Dy. Engineer	14th April 1903.
R. W. Cable, Esq., A.R.I.B.A., F.S.A. (in charge of the duties of the Trust Architect)	30th May 1922.
S. D. Prabhawalkar, Esq., L.C.E., Senior Assistant Engineer (*on leave*)..	1st February 1906.
John Reid Smith, Esq., A.M.I.C.E., Senior Assistant Engineer	1st January 1921.
D. N. Baria, Esq., Assistant Engineer, Acting Senior Assistant Engineer	24th January 1908.
H. M. Abhyankar, Esq., L.C.E., Assistant Engineer ..	2nd September 1907.
M. Framji, Esq., A.M.I.S.E., L.C.E., M.S.A., Assistant Engineer	1st August 1920.
J. J. Engineer, Esq., B.A., B.E., Assistant Engineer ..	11th August 1913.
V. A. Dighe, Esq., L.C.E., Assistant Engineer	1st October 1920.
Gobind Ram, Esq., Assistant Engineer	1st September 1921.
G. Kamtekar, Esq., B.A., B.Sc., Acting Assistant Engineer	4th January 1922.
Temporary Assistant Engineers.	
T. R. S. Kynnersley, Esq., A.M.I.C.E.	9th October 1920.
A. N. Walker, Esq., A.M.I.C.E.	9th October 1920.
M. G. Cervello, Esq., A.I.N.A., also Head Draughtsman	15th December 1920.
J. A. Kelley, Esq. (Mechanical)	1st August 1921.
M. Dorsey, Esq. (Mechanical)	18th February 1921.
D. H. Datar, Esq., L.C.E.	25th February 1921.
G. G. Marathe, Esq., L.C.E. (Acting)	1st August 1922.
Consulting Engineers in London.	
Messrs. Rendel, Tritton and Palmer	December 1919.

Principal Offcer of the Board—*contd.*

	Date of first appointment
Land Manager's Department.	
M. S. Bharucha, Esq., L.C.E., Land Manager	1st August 1901.
J. T. Burge, Esq., F.S.I., J.P., Deputy Land Manager *on Special Duty under the Estate Agent* ..	1st November 1912.
H. P. Matbar, Esq., L.C.E., Deputy Land Manager ..	1st October 1901.
A. K. Dadachanji, Esq., L.C.E., Deputy Land Manager (*on leave*)	12th July 1917.
G. L. Narsimham, Esq., B.A., B.C.E., Assistant Land Manager, Acting Deputy Land Manager	3rd January 1920.
B. S. Vakde, Esq., L.C.E., Asstt. Land Manager, Acting Deputy Land Manager.	3rd January 1920.
A. D. N. Smith, Esq., P.A.S.I., Assistant Land Manager (attached to the Estate Agent's Department) ..	1st May 1920.
L. J. Saldanha, Esq., L.C.E., Junior Assistant Land Manager, Acting Senior Assistant Land Manager ..	1st July 1903.
K. P. Pavri, Esq., L.C.E., Junior Assistant Land Manager, Acting Senior Assistant Land Manager ..	9th January 1902.
H. G. Mhatre, Esq., L.C.E., Junior Assistant Land Manager	19th April 1910.
E. M. Bhacka, Esq., L.C.E., Acting Junior Assistant Land Manager	9th February 1921.
Estate Agent's Department.	
R. H. A. Delves, Esq., F.S.I., J.P., Estate Agent ..	3rd December 1903.
J. T. Burge, Esq., F.S.I., J.P., Deputy Land Manager on Special Duty	1st November 1912.
A. D. N. Smith, Esq., P.A.S.I., Assistant Land Manager.	1st May 1920.
Medical Officer.	
Dr. A. P. Cama, L.M. & S., J.P.	18th May 1900.
Secretary and Chief Accountant's Department.	
K. N. Ramasubba Aiyar, Esq., B.A., B.L., Secretary and Chief Accountant	23rd January 1918.
C. P. Gorwalla, Esq., B.A., Deputy Secretary and Accountant	1st July 1922.
N. T. Chawathey, Esq., Assistant Accountant	30th December 1898

ANNUAL REPORT, 1921-22.

Introductory.

The year under review was the 23rd complete year of the Trust's existence and its operations were mainly confined to carrying out the huge programme of works upon which it embarked at the end of the year 1919 in order to deal with the urgent matter of housing accommodation, with which Bombay, like other large cities in many parts of the world, is confronted. A special difficulty of Bombay is the absence of ready made sites suitable for building purposes. The nature of the island as it now exists, consisting as it does of seven main portions of land which were formerly separate islands, makes the work of rendering it suitable for building purposes particularly difficult and also expensive. The present crowded state of that portion of the city already built over must be ascribed in some measure to the limited amount of building space hitherto available, and it is clear that more land must be brought into a suitable condition for building before resort can be had to slum clearance on a large scale. The policy of the Trust in recent years has been to make large areas available for new buildings. The task however is so immense that it cannot be completed in so short a period as one could wish, and while one must recognise that the present operations of the Trust meet an urgent public need, one must also remember that some patience is necessary before the tangible benefits of the work can be fully realized.

The details of the work done during the year are given in the body of this report under the respective headings and it will be seen that satisfactory progress has been made all round. The Trust may be said to be almost in the middle of their extensive operations recently undertaken and it should not be long now before suitable building plots will be available in the Worli and Sion-Matunga Schemes. Already a large area of land covering some 125 acres has been filled in at Worli, and 60 acres have been sold to the Development Department of Government which has erected several chawls containing 80 tenements in each chawl. This is a splendid start for the Worli Scheme and a good example of co-ordination between the Government and the Trust. Other examples could be quoted. The task of improving Bombay by orderly development and in the least possible time can only be achieved by the co-ordination of the work of the local bodies concerned and to secure this end the creation of the Development Directorate at the instance of His Excellency Sir George Lloyd provides a central authority whose utility has become manifest.

Without repeating more than necessary the details to be found in the body of this report, it will not be out of place to note what the Trust has done for the welfare of its labourers, for its dishoused tenants and in providing new tenements. The Trust employed about 16,000 labourers throughout the year. The majority of these are not only housed in temporary buildings, but resident doctors are employed to look after the sick and supervise the sanitation of the labour camps. Grain shops are also established to sell cereals at cost price. The health of the labourers is extremely good, and this must be ascribed to the open air nature of their work and the care taken by the Trust's Medical Officers. The dishoused

tenants too are almost invariably offered rooms either in the new chawls or in temporary structures, and the rooms in the new chawls are offered them at considerably reduced rents so that the Trust's operations in the areas from which they are dishoused may not be delayed. In the matter of providing new residences there were 1,969 new rooms provided during the year on the Trust estates of which 1,279 were constructed by the lessees on building sites prepared by the Trust. In addition there were erected 177 shops, 50 godowns, 49 garages, 27 store-rooms and 2 schools. Details of all buildings are given in para. 11 and it will be noted that the longstanding balance against the Trust in the way of an excess of tenements demolished over new tenements provided was reduced by 1,369 tenements leaving a balance only of 1,672 which at the same rate of reduction will be converted into a balance in favour of the Trust in the course of the next two years.

Another noticeable feature is the extremely low death rate in the tenements erected by the Trust. The average rate has been steadily falling for the last few years and is probably due to the fact there have been no vacancies in our older chawls and consequently no influx into them of tenants in enfeebled health coming from insanitary rooms in the slums. The death rate this year is the lowest recorded and is but one-fourth of the average rate for the whole city.

The construction of a portion of the Eastern Avenue was taken in hand during the year. This avenue as is well known will form the backbone of communication in the island. It is about 7¼ miles long, starting from the Crawford Market in the south to the extreme north of the island at Sion. It varies in width from 100 feet in the south to 120 feet in the middle portion and to 158 feet for the last 3 miles north of Elphinstone Road. The portion now under construction known as the Suparibaug Road is 120 feet wide and is about 1 mile in length. The latest method of road construction is followed, that is to say, with concrete foundation and two layers of Trinidad asphalt. The design of the road is novel and more or less in the nature of an experiment, for it contains a 20 feet central pathway which it is hoped will appeal to that portion of the public who have a predilection for walking in the middle of the road.

The financial arrangements and position of the Trust were explained somewhat at length in the last report. It was then hoped that a further detailed valuation of the Trust's assets and liabilities would have been completed during the year. The task however is laborious, but it is now nearing completion. The delay in its preparation is perhaps beneficial, otherwise alterations would have been necessary to bring it up to the present time. Meanwhile the *ad interim* valuation made in the previous year, showing a balance of Rs. 72 lakhs in favour of the Trust, is a sufficient guide, as such valuation was made after taking into account the large increase in the price of labour and materials and the increased cost of acquiring land.

Statistics of Trust's work to date.

2. The usual appendices giving a synopsis of the Trust's work up-to-date under different heads are appended to this Report. They are summarised below :—

Appendix A.—A synopsis of the Trust's capital account transactions, showing how 1,263 lakhs have been spent on the city, *viz.*, 72 on the development of building estates on certain Government and Municipal lands temporarily vested in the Trust and 1,191 on the acquisition and development of the Trust's own estates.

Appendix B.—A synopsis of the Trust's general account transactions, showing the total of interest and sinking fund as compared with the total receipts.

Appendix D.—A list of Trust's estates as at the end of 1921-22, showing how they have been developed. Total developed area 40·1 lakhs square yards, valued at Rs. 617·94 lakhs; undeveloped area 77·28 lakhs square yards acquired at a cost of 460 lakhs. The original grants of land under Schedules C and D are also shown.

Appendix E.—A list of the schemes undertaken by the Board showing the expenditure already incurred in respect of each scheme, the progress made in 1921-22, the further work to be done and the estimated cost thereof; aggregate estimated cost 1,605·9 lakhs, of which 1,122 lakhs had been spent to end of 1921-22.

Appendix F.—A tabular statement showing the area acquired in each scheme with actual cost of acquisition to date and estimate of future cost. Total 100 lakhs square yards acquired for nearly Rs. 813 lakhs; 30 lakhs square yards yet to be acquired at a probable cost of Rs. 273 lakhs.

Appendix G.—A tabular statement showing the progress in leasing building sites on the Trust's developed estates. Total 1,896 sites covering 24·81 lakhs square yards leased at annual rentals aggregating nearly Rs. 24·9 lakhs, leaving 173 covering 2·05 lakhs of square yards with rental aggregating Rs. 1·9 lakhs yet to be leased.

Appendix H.—A list of Police Accommodation schemes undertaken by the Trust, showing that in completed schemes accommodation for 99 officers and 1,729 men with their families has been provided on sites aggregating 0·71 lakhs square yards in area.

Appendix I.—A list of chawls constructed by the Trust for the poorer and working classes, showing that in 63 completed chawls accommodation for 23,303 adults has been provided on sites aggregating 0·93 lakhs square yards in area at a capital cost of Rs. 55·61 lakhs. Annual rents (from Rs. 3-9-0 to Rs. 13-8-0 per room per month) aggregating Rs. 3·50 lakhs per annum; capital cost per adult accommodated Rs. 238.

Appendix J.—A list of roads constructed by the Trust. Total roads all completely drained, sewered and lighted aggregating 15·8 miles in length and 3·9 lakhs square yards in area handed over to the Municipality. Others complete and incomplete aggregating 17·42 miles in length and 4·46 lakhs square yards in area, yet to be handed over; cost of roads to date Rs. 80·60 lakhs for construction (excluding cost of land).

ACQUISITION.

Acquisition of land.

(a) Land Acquisition Officer's cases.

3. During the whole of the year, the office of the Land Acquisition Officer for the City of Bombay was held by Mr. G. C. Rowe. He was assisted by Mr. D. R. Vaidya, Rao Saheb H. V. Date and Mr. J. D. Nanawatty. On the average three officers were working full time. Considering the small number of officers at work the output may be said to be very satisfactory.

Including the balance of 2,184 cases already opened, 2,719 cases came before the Land Acquisition Officers of which 2,054 were outstanding at the end of the year. In the 665 disposed of, awards amounting to a total sum of Rs. 98,08,146 were made for lands aggregating 2,033,302 square yards. Included in this acquired area are 6,305 square yards of passages, lanes, etc., for which nominal compensation only has been paid, and there is also included an area of 504 square yards, for which only Rs. 500 have been given, the owner being allowed to retain his property on a lease subject to certain conditions. Omitting the passages, streets, etc., and the retention case mentioned above, the Land Acquisition Officer's awards for the lands acquired work out to an all-over rate of Rs. 4·84 per square yard as against Rs. 6·56 per square yard in 1920-21. Excluding 6,809 square yards, for which only nominal compensations have been awarded, the area acquired was 40 per cent. of the whole area remaining to be acquired at the close of 1920-21 (*vide* Appendix F) Most of the lands acquired are in Worli, Dharavi, Sewri-Wadala and Naigaum Street Schemes.

Details of acquisition work are given scheme by scheme in Appendix F.

The distribution between cases settled and contested was as follows :—

Settled.			Contested.			Total.,		
No. of Cases.	Area.	Amount.	No. of Cases.	Area.	Amount.	No. of Cases.	Area.	Amount.
		Rs.			Rs.			Rs.
68	222,538	18,23,880	597	1,810,764	79,84,266	665	2,033,302	98,08,146

About 10 per cent. of the cases representing about 19 per cent. of the total amount awarded, were settled amicably.

These figures appear lower than the previous years, but it may be noted that 90 cases covering an area of 199,260 square yards and involving a sum of Rs. 18,75,355 had also been settled by the end of the year, but awards in respect thereof had not been formally declared as the settlements in some instances were effected during the latter part of the year, and formal written agreements had not been completed. If these be added to the figures given in the above statement, it will be seen that about 25 per cent. of the total number of cases were settled amicably. The readiness of owners to compromise and come to settlements still continues, which means a great saving to the Trust in litigation expenses ; but as is to be expected the remaining cases are more difficult of settlement than those already settled and probably several of them will have to be contested.

There were no special points of dispute in any of the cases that have been acquired.

4. At the close of the previous year there were 139 outstanding References before the Tribunal, of which only 4 were adjudicated in the year; of the 4 References, the Awards in 2 cases, *viz.*, Case 1 of Scheme 53 and Case 41 of Scheme 57, were increased by Rs. 1,24,758 and Rs. 2,057 respectively by the Tribunal, the Trust paying the Claimant's costs; in one case, *viz.*, Case 51 of Scheme 60, Rs. 675 were paid by the Trust to the Claimant and the Reference was withdrawn, each party paying its own cost, and in one case, *viz.*, Case 47 of Scheme 57, the Reference was dismissed by the Tribunal upholding the Land Acquisition Officer's Award, the Claimant paying the Trust's costs. (b)Tribunal's Cases

In one Case, *viz.*, Case 1 of Scheme 53, Reference No. 4A of 1920, the Tribunal's judgment involves certain questions of principle, which have an important bearing on modes of valuation. The details of this case will be found at Appendix O-2. In the result, the Trust had to pay an increased sum of Rs. 1,24,758 plus costs of the appellant as well as its own costs. Leave to appeal was refused by the President and the Trust was therefore denied the satisfaction of carrying this important case to the highest Tribunal.

Since the creation of the Trust uptil the end of 1920-21, 467 References were demanded out of a total of 5,976 acquired cases, whilst during the year under review no less than 89 new References have been sent up out of 665 cases. Of these 89 References only one was withdrawn by the claimant. There remain 88 References plus 135 brought over from the last year, making a total of 223 References, to be decided in the coming year.

The total cost of the Tribunal was Rs. 20,171 (being approximately Rs. 16,837 for Compensation References and Rs. 3,334 for Apportionment References).

5. No appeal was filed in the High Court and none was carried over from previous years. (c)High Court Cases.

WORKS.

Works.

6. The energies of the Engineering Department were in 1921-22 mainly devoted to the undermentioned works, which were responsible for the bulk of expenditure, Rs. 87·93 lakhs debited to Capital Account in the year.

The expenditure is given separately for Chawls (including Semi-Permanent Sheds), Roads and for Filling, the figures being in thousands of rupees.

Scheme.	Chawls and S.P. Sheds.	Roads, drains, etc.	Filling in.
Scheme 5—Dadar-Matunga	1,28	7,35	34
,, 6—Sion-Matunga	1,88	2,56	13,79
,, 57—Sewri-Wadala	40	16	7,27
,, 29—Nowroji Hill	12	12	9
,, 32—East Agripada	....	13	4
Mahar Chawl	38	....	....
Kalapani Chawl	64	....	....
Peons Chawl	3	....	....
S. P. Sheds	57	....	....
,, 31, ,, 43, ,, 47 } Parel Schemes	6	7,62	19
,, 50—Mazgaon	3,29	....	....
,, 52, ,, 58, ,, 61 } Worli	....	74	28,38
,, 53—Foras Road	12,12	30	— 3
,, 56—Dharavi	....	....	—5,27
,, 37—Sydenham Road	11	....	....
,, 60—Naigaum	....	24	4
,, 62—Love Lane Chawls	1,00	....	....
Total	21,88	19,16	44,84
		85,88	
Engineer's Office at Matunga		3	
Erection and Installation of workshop for motor lorries		73	
Other Schemes and Miscellaneous items		1,29	
		87,93	

Police Accommodation Schemes.

A sum of Rs. 1·66 lakhs was spent on Police Accommodation Schemes through the Agency of the Executive Engineer, Presidency District, P.W.D.

		Lakhs.
Scheme 34,	Lamington Road	Rs. —0·03
,, 35,	Sandhurst Road West	,, —0·18
,, 39,	Sandhurst Road East	,, 0·55
,, 40,	Byculla	,, 0·44
,, 44,	Maharbaudi	,, —0·04
,, 45,	Palton Road	,, —0·34
,, 48,	Mahim	,, 0·71
,, 55,	Chinchbunder	,, 0·40
,, 55-A,	Mazagaon	,, 0·15
	Total ..	Rs. 1·66

Quarries.

The Sewri Quarry shows a profit of Rs. 15,825 on the actual working of the year. About 90 per cent. of the supply, however, was for Trust works and therefore credits were only given at the rates sanctioned for such works and not at the higher rates prescribed for sales to the public.

The final adjustments for Nowroji Hill Quarry on a profit and loss basis have not been made. It is not expected to show either a large profit or loss but if there should be any appreciable loss it will be distributed over the Trust Schemes which received their supplies from this quarry and the issue rates will be suitably revised.

Works in Schemes.

7. There were no delays caused, as in the previous year, by the absence of adequate plant and machinery. The full complement of plant required for quarrying, for reinforced concrete work, earth work and road constructional work, namely, pneumatic drills, stone crushers, concrete mixers, locomotives and wagons was in hand from the beginning of the year, and very good use of them was made. Had it not been for the delay in retaining possession of sites on which some of the works had to be carried out, the progress would have been better still.

The chief works carried during the year under review are as under :—

Housing—

(1) Kalapani Chawls,
(2) Mazagaon Chawls,
(3) Foras Road Chawls,
(4) Kohinoor Mills Chawls, and
(5) Quarters for Trust employees.

Development Schemes—

(1) Dadar-Matunga Scheme,
(2) Sion-Matunga Scheme,
(3) Sewri-Wadala Scheme,
(4) Suparibaug Road and Parel Street Schemes,
(5) Worli Scheme, and
(6) Dharavi Scheme.

Fairly large amount of work was also carried out in the various other schemes principally Scheme 29 (Nowroji Hill) and portions of Scheme 32 (East Agripada).

The following is a brief description of the operations in the various schemes :—

Housing—*Kalapani Chawls*—

This scheme was fully completed and the chawls were occupied by the Mahomedan weavers, the old displaced residents of this area. On the ground floors of these chawls weaving rooms for hand looms have been constructed and only are used for residential purposes by the weavers.

Housing—*Mazagaon Chawls*—

The difficulty experienced in the previous year of obtaining a cleared site for the constructional work though not so acute, was still felt, but on the whole good progress was made.

Two blocks of chawls with one chawl for sweepers were completed and occupied. In three blocks work had approached completion upto the 3rd floor, in two others upto the 2nd floor, in one more upto the 1st floor and in two others the foundation work was in hand in addition to the completion of the drainage and water arrangements for the completed and nearly completed buildings.

Housing—*Foras Road Chawls*—

The good progress made during last year was continued. Eight blocks of chawls were completed and occupied except that the ground floors of two blocks were used for storing cement. Work in connection with all the remaining eleven blocks except one was started and the progress was as follows :—

In six of the blocks work had approached completion upto the 3rd floor and in the others upto the 1st floor in addition to the drainage and water arrangements for the completed and nearly completed chawls.

Housing—*Kohinoor Mills Chawls*—

The site for this scheme has been leased to the Kohinoor Mills Co., who are providing funds for the construction work which is being carried out through Contractors under the supervision of the Trust Engineer. One of the blocks consisting of 78 rooms (*i.e.*, 39 two-room tenements) was completed and awaiting occupation pending completion of drainage and water arrangements.

Owing to the financial troubles of the Contractors to whom the contract for the construction of these chawls was given the progress was not very satisfactory and the work had to be given to another Contractor. Since then it has been progressing fairly well and it is expected to complete all the blocks during the next year.

Housing—*Quarters for the Trust Employees*—

The Board having approved of the proposal to construct 118 two and three-room tenements in Schemes 5 and 6 for their employees, the work for the same was taken in hand during the year and has since been completed. These quarters consist of—

(*a*) Six buildings of ground and two upper floors on Matunga Road a little to the north-east of King's Circle. Each building will consist of 6 three-room tenements.

COTTAGES, MATUNGA, 1921.

(*b*) Six buildings of ground and two upper floors situated a little to the north of G. I. P. Ry. Matunga Station and south of the existing model cottages. Each building will accommodate 12 two-room tenements.

(*c*) Five blocks of ground floor buildings of the same type as the existing cottages and situated on the north of them. Each cottage consists of 2 two-room tenements.

The five cottage blocks were completed and occupied by the end of May 1922

Development Schemes.

Scheme 5.—The work of construction of Roads and Drains was pushed on vigorously notwithstanding the difficulty of getting labour in sufficient number, and large lengths of Storm Water Drains and Public Sewers as also of metalled roadway were completed. Dadar—Matunga.

Schemes 6 and 57.—These two adjacent Schemes have been linked together and are treated as one Scheme for convenience of our operations. With the Locos and wagons transferred from Dharavi Scheme, the work of cutting down the Rowli and Salamati Hills, as also the high lands within the areas of the Schemes was vigorously continued. The progress was particularly confined to the areas lying immediately to the north and south of the Mahim Loop Railway and also to the low-lying portions towards the South end of the Sewri-Wadala Scheme. Sion-Matunga and Sewri-Wadala Schemes.

Work in the Sewri-Wadala quarries situated in these Schemes proceeded vigorously with the Plant of Crushers and Pneumatic Machinery which arrived about the end of the previous year. Very satisfactory progress was made and a large quantity of rubble, metal and other quarry materials upto about 30,000 brass (against 12,000 brass, the quantity of the previous year) was supplied to the different Trust Schemes, to other Public Bodies and to the Trust Lessees. Sewri-Wadala Quarries.

Scheme 31.—The work of widening Suparibag Road which had been in hand in the previous year was continued in earnest with the result that the whole of the work was completed with the exception of the portion opposite the Morarji Mills. The tram tracks were also shifted to their new alignment in the completed roadway and trams started running on this newly aligned track about the end of the year. During the year, it was decided to treat the whole length of Suparibag Road about 1½ miles long with Trinidad asphalt and the necessary plant and bituminous material arrived on the site of the work and was erected in position and ready for laying asphalt about the end of the year. Since then about 1,700 r.ft. of the western carriage way was laid with asphalt and opened to traffic about the middle of May 1922. The construction of roads and drains in the remaining portion of the Suparibag Road Scheme was also continued and satisfactory progress made. Suparibag Road and Parel Street Schemes.

In portions of Parel Road south of Suparibag Road the work of the 120′ Eastern Avenue was taken in hand in a length of about 1,500 ft., southwards of Parel Cross Lane in front of the Connaught Road Estate. The western roadway of the Avenue was completed and opened to traffic. The eastern roadway measuring about 1,000 ft. in length and in front of the Victoria Gardens was also completed and opened to traffic. Another length of Parel Road to the south of the Byculla Bridge for a length of about 1,000 ft. was treated in a similar way and completed with the necessary length of Storm-water drain and water entrances.

Worli Scheme.

Scheme 52.—The extensive operations which were in progress during the previous year were continued with the help of all the necessary Plant and Machinery required. Sixty new wagons were transferred from Dharavi Scheme. Considerable progress in earth-work was made which consisted of about 4 lacs brass of earth-work and 38,000 brass of rock cutting. The existing Workshop and Engine Sheds were maintained in the same efficient condition as during the previous year and all repairs to the Rolling Stock and Plant in the Scheme were executed therein. An addition of one Steam Hammer, Cupola, an Air Compressor, one Stone Crusher and Mortar Mill was made to the existing Plant and Machinery in the Scheme. Large lengths of dry rubble seawall and reinforced concrete and rubble masonry retaining walls were constructed.

The work of filling on the following sites in the Scheme was practically completed :—

(1) Site allotted for the Century Mills Chawls Scheme—Here most of the filling in was done by the Trust Engineering Department, and part of it by the Mills Company.

(2) Scheme 61.—The whole of the filling in in this Scheme has been completed and a large area was handed over to the Development Department for constructing Chawls for the poor where very substantial progress was made by them with their Housing Scheme during the year.

Dharavi Scheme.

Scheme 56.—The progress in this Scheme, as was expected, was not very rapid, as according to the Board's programme, it has been decided to first expedite and complete work in the Worli, Sion-Matunga and Sewri-Wadala Schemes. The major portion of the plant, consisting chiefly of wagons that were purchased for this Scheme (Dharavi Scheme) were accordingly transferred for work in the Schemes aforesaid. Any work that was done in Dharavi Scheme was therefore done simply by bullock carts and hand labour.

However, soon after acquisition of Kurla Hill, filling in material was obtained therefrom for the embankment of the temporary 4′–8½″ gauge Railway which is intended to convey materials from the Ghatkopar Hill for filling in the low-lying areas of Dharavi Scheme. A portion of this Railway embankment, 2¼ miles long, was completed with the laying of the Railway track and the various sidings. A Workshop and Running Shed consisting of a building 143′ × 114′ was also built and fitted up with the requisite machinery consisting of Shaping, Drilling, Punching and Shearing Machines, Lathes and Blacksmith's bellows, including also a small foundry and a masonry water tower.

Now that most of the filling in work in Worli Scheme has been completed, Railway wagons transferred to that Scheme are being gradually returned to Dharavi and more rapid progress in the Dharavi Scheme will be possible.

Labour Camps and Medical Relief.

Large Labour Camps with dispensaries attached thereto were maintained in most of the important Schemes. Medical relief was given to the workmen whenever required.

WORLI SEA FRONT UNDER CONSTRUCTION, 1922.

Grain Shops.

The grain shop for supplying cheap grain to the workmen on the Worli Scheme was flourishing so much so that about Rs. 40,000 worth of foodstuffs was sold to the labourers at wholesale prices prevailing in the City.

Maintenance of Acquired Properties.

Maintenance of the Trust's acquired properties was looked after efficiently by the Architectural Branch of the Engineer's Department and the necessary repairs were executed to the buildings several of which are in old and unsound condition.

The Trust Repair Workshop and the Lorry Department were maintained in an efficient condition and rendered very good service to all the different Schemes. An addition of 10 five-ton Berliet lorries was made to the existing fleet of Trust lorries which now come up to 42 small and large tonners.

Administration

8. No new street or improvement Schemes were notified or sanctioned. **Trust's Programme**

Schemes 52 (Worli) and 61 (Fergusson Road).

Detailed estimates were prepared and approved by the Board.

When the Schemes were notified, it was only possible to prepare very rough estimates; for, under the Act as it now stands, the date on which properties have to be valued for the purpose of acquisition is the day of declaration of the scheme in the Government Gazette and such declaration takes place after the sanction of Government to the Scheme is accorded. Detailed estimates cannot be made without a detailed survey, and any attempt at making a lengthy detailed survey before the scheme is published and widely known would obviously result in speculation in land on the area. Again it has been found expedient to improve the scheme by reclaiming further land, by lowering the hill to secure improved gradients, by asphalting the wider roads and by constructing an Esplanade and a stronger sea wall than originally proposed; and although the detailed estimates as now framed by the Board show a large increase in outlay, still in place of a net loss of Rs. 10·65 lakhs on the scheme as originally calculated, a profit of over 20 lakhs is now expected.

Scheme 31.—Widening of Suparibaug Road from Lalbaug to Elphinstone Road.

Revised estimate amounting to Rs. 7,77,331 was approved by the Board.

This provides for the making of an asphalt road with a cement bottom instead of tar-macadam road. In addition to the extra cost involved in this change, there was also considerable rise in wages and material over the original rates in the original estimate of Rs. 3·2 lakhs sanctioned in the year 1914.

Scheme 57. Sewri—Wadala—Additional Chawls for the Spring Mills in—

On application by the Bombay Dyeing and Manufacturing Company who are the Agents of the Mill Company the Board have agreed to convey land ad-

measuring about 54,600 square yards at a rate of Rs. 10 per square yard, for the construction of additional chawls for their employees of 12 blocks of single-room tenements containing in all 700 rooms. The work will be supervised by the Trust Engineer.

It was originally proposed to frame a Poorer Classes Accommodation Scheme under the Trust Act in respect of this work, but, as the land involved was in the meantime acquired by the Trust, it was considered unnecessary to proceed with the further formalities connected with a Poorer Classes Accommodation Scheme. One distinct advantage in the arrangement now made is that the Board will receive at once the capital cost of the land instead of in the shape of rents spread over a number of years.

Police Accommodation Schemes.

Vigorous efforts have been made to regularise the expenditure on these schemes. In most cases, the estimates which had been framed several years previously had been exceeded and revised estimates were necessary on account of the post war conditions. In a few cases small additional works were approved. Revised estimates have been sanctioned under the Act for—

Scheme 34—Lamington Road.
" 39—Sandhurst Road East.
" 40—Byculla.
" 44—Maharbaudi.
" 45—Palton Road.

The following new schemes were sanctioned by Government, under the Act:—

Scheme 35—Sandhurst Road West.
" 55—Chinchbunder Road.
" 55-A—Mazagaon Road.

Scheme 64, at DeLisle Road which had been notified in 1921 has since been abandoned by Government and the landowners informed.

Changes in Trust Estates. Schedule C—Government lands.

9. The only change in Schedule C lands was the resumption by Government for a nominal consideration of a small area of 44·44 square yards of land out of Marine Lines Estate for the Gokhale Memorial Statue.

Schedule D—Municipal lands.

There was no change in Schedule D lands.

KINGS CIRCLE, 1921.

The net changes in the Board's Estates effected are set out in the following statement, full details of which will be found in Appendix D-4 to this report and that for 1920-21.

	Developed land.	As at the beginning of 1921-22. Square yards in thousands.	As at the end of 1921-1922. Square yards in thousands.
	Developed Land.		
Appendix D-4 Column 5 .	Permanently leased	2,272	2,387
„ „ „ 5..	Trust Chawl sites	84	95
„ „ „ 9..	Yet to be permanently leased ..	211	206
„ „ „ 12, 13 & 14	Remainder roads, open spaces, etc.	1,230	1,322
„ „ „ 15..	Total ..	3,797	4,010
„ „ „ 7..	Rent of permanently leased area	Rs. 22·2 lakhs	Rs. 24·9 lakhs.
	Undeveloped Land.		
„ „ „ 16..	Area in thousands of square yards.	6,363	7,728
„ „ „ 17..	Cost of acquisition	410 lakhs	460 lakhs.

At the end of 1921-22 out of total area of 2,657 acres vested in or acquired by the Trust it will be seen that about $\frac{3}{5}$th remained to be developed; of the developed area $\frac{1}{13}$th remained to be leased. The average value of the leased plots is Rs. 17 per square yard; that of the land yet to be leased is estimated at about Rs. 15 per square yard.

10. For a portion of the year the Estate Agent was placed on special duty in connection with the preparation of the detailed development plans of several schemes and satisfactory progress was made. **Progress of Development (plans).**

The final layout of the main portion comprising an area of about 263 acres of the Sion-Matunga Scheme was sanctioned by the Board and a copy of the plan of this estate will be found at the end of this Report, and the Estate Agent's report thereon is printed as Appendix O-1.

The Board also sanctioned the layout of the remaining portion of Nowroji Hill (Scheme 29). In this layout provision has been made for a large market site, for a second playground of 4,600 square yards for a Municipal Metal Depôt and for godowns. Space has also been left so as to permit of the future widening of Chinchbunder Road to 80 feet and access has been provided to the site of the proposed new Mazagaon Station; a copy of the plan of the whole estate will be found at the end of the Report.

Sanction was also accorded to the layout of the northern portion of the Parel Scheme and to the adjoining portion of Naigaum.

Considerable progress was made with the layout of the Sewri-Wadala Scheme but the plan was not completed before the end of the year.

11. Upto the beginning of the year 1921-22 completion certificates had been granted for 610 buildings on Trust Estates (exclusive of Police and Trust chawls) **Dishousing and Rehousing.**

and taking into consideration the buildings which had been occupied with permission without completion certificates, the accommodation that had been made available by private enterprise was as follows :—

2,566 shops, 512 godowns, 1 shoeing forge, 3 soda water factories, 1 rope factory, 3 soap factories (one having one store-room, one packing room, two offices, and one hall), 1 tinsmith's shop, 1 iron foundry, 1 church, 4 theatres, 4 temples, 10 show-rooms, 15 workshops, 9 houses for clubs and other associations, 6 schools, 1 music school, 4 hospitals, 3 office buildings, 9 electric sub-stations with four offices, 1 office, 1 jamatkhana, 5 hotels, 1 hostel, 81 motor garages, 31 coach houses and stalls, 3 motor work-shops and a show-room, 1 printing press, 1 lecture hall, 1 foundling home accommodating 300 inmates, 1 paper sorting workshop, 1 silk school, 1 silk factory, 1 weavers' shed for 50 looms and a rope factory, 1 photographic studio, 1 lying-in-hospital for 22 beds, 1 post and telegraphic office, 1 building for hospital and school purposes, 1 building for marriage ceremonial purposes, 1 stable for 10 bullocks, 16 milch cattle stables for 4,275 animals, 1 cabinet workshop, 1 sanitary institute, 1 stable, 3 sheds for Tramway Company's workshops, 1 hall, 1 library, 1 office and godown, 28 store-rooms, 11,908 tenements for families (5,531 of which are one-room tenements, 1,842 two-room tenements, 2,865 larger tenements and 1,670 servants' quarters).

In 1921-22 completion certificates were granted to 74 new buildings and in addition permission was given for the occupation of 37 buildings almost complete. The following further accommodation was thus made available by private enterprise :—

177 shops, 50 godowns, 49 garages, 27 store-rooms, 2 schools, 1 hostel, 1 electric sub-station, 2 bakeries, 1 horse stall, 1 sick room, 1,279 tenements for families (689 of which are one-room tenements, 236 two-room tenements, 273 larger tenements, and 81 servants' quarters).

The number of vacant tenements in the Trust's acquired houses and chawls was nil throughout the year. 64 old buildings on the Trust Estate were demolished containing 600 tenements of which 469 were of one room each. In accordance with the usual practice the dishoused tenants were offered accommodation in neighbouring Trust buildings or chawls and almost all the tenants accepted the accommodation offered. The new residential accommodation made available for the city population in the Trust Estate during the year (neglecting shops and other non-residential quarters) amounted to 1,969 tenements, *viz.* :—

	Tenements.
Lessees' houses	1,279
Sion Matunga S. P. sheds	32
Lalbaug „	20
Agripada West and Central sheds	28
Agripada East	360
Sydenham Road S. P. sheds	10
Foras Road	160
Mazgaon S. P. sheds	80
	1,969

The long standing balance against the Trust in the way of an excess of tenements demolished over new tenements provided on their Estates was thus very substantially reduced by 1,369 tenements and now stands at 1,672 as shown below (as against 3,041 at the close of the previous year) :—

Tenements demolished		25,028
Tenements provided in Trust chawls including Spring Mills Chawls	6,032	
Tenements provided in semi-permanent camps ..	1,892	
Tenements provided in Police Chawls	2,245	
Tenements provided in Board's Lessees' Buildings	13,187	
		23,356
Balance against Trust		1,672

Details are given in Appendices N(1) and N(2).

The following table shows for the last five years the number of buildings, shops, and tenements constructed in the City of Bombay both within and without the Trust's estates :—

	No. of buildings.			Shops and godowns.		Residences.		Total net increase of floor area. Sq. yds.
	New.	Altered.	Total.	No.	Floor area. Sq. yds.	No. of tenements.	Floor area. Sq. yds.	
1917–18.								
In Trust estates	73	..	73	212	5,407	1,207	51,462	56,869
Outside Trust estates ..	203	176	379	264	22,231	2,419	45,618	67,849
Total ..	276	176	452	476	27,638	3,626	97,080	124,718
1918–19.								
In Trust estates	72	..	72	354	10,697	1,646	62,377	73,074
Outside Trust estates ..	522	275	797	430	28,253	2,779	47,487	75,740
Total ..	594	275	869	784	38,950	4,425	109,864	148,814
1919–20.								
In Trust estates	57	..	57	295	6,949	1,268	68,809	75,758
Outside Trust estates ..	507	246	753	432	25,974	2,239	42,761	68,735
Total ..	564	246	810	727	32,923	3,507	111,570	144,493
1920–21.								
In Trust estates	96	..	96	312	9,254	2,822	82,591	91,845
Outside Trust estates ..	208	130	338	237	27,653	1,779	27,304	54,957
Total ..	304	130	434	549	36,907	4,601	109,895	146,802
1921–22.								
In Trust estates	90	..	90	310	11,578	2,065	58,137	69,715
Outside Trust estates ..	354	192	546	420	40,465	3,884	90,205	130,670
Total ..	444	192	636	730	52,043	5,949	148,342	200,385

Disposal of Lands.

Long Leases.

12. Including two plots in East Agripada utilized by the Board as a site for Chawls, the number of plots let during the year was 36 having a total area of 125,640 sq. yards and valued at Rs. 34,36,595. In addition 9 plots having an area of 458,403 sq. yards were sold outright for Rs. 47,14,402. The total number of plots disposed of up to end of 1921-22 is 1905 measuring 2,939,503 sq. yds. valued at Rs. 6,41,40,402 and having an annual rental of Rs. 27,75,060. The rate at which ground rents are capitalized in the various tables in this Report is at 22¼ years' purchase for plots let before the 23rd November 1920 and at 18 years' purchase thereafter.

Taking 6 per cent. on the amount receivable on account of sales and premia as the equivalent of annual rent, the figures indicating the progress in the disposal of the Board's lands in the year stand as follows :—

No.	Particulars.	No. of Plots.	Area Sq. yards.	Capital value.	Annual Rent.
				Rs.	Rs.
I	Plots Leased	36	125,640	34,36,595	1,69,244
II	Lands Sold	9	458,403	47,14,402	2,82,860
III	Total Plots disposed of	45	584,043	81,50,997	4,52,104
IV	Plots disposed of in 1921-22 or earlier but relinquished to the Board	..	..	..	..
	Net Total. ..	45	584,043	81,50,997	4,52,104
	Corresponding figures for 1920–21	47	200,660	64,22,353	2,70,468
	Do. 1919–20	551	652,935	68,28,129	3,05,718
	Do. 1918–19	253	296,701	50,56,814	2,25,098

In Appendix G are given the details of leasing on each estate.

Although the total number of plots leased and sold appears small, some of the plots were large blocks of land which had not been sub-divided. In fact the area 584,043 sq. yards, disposed of was more than double that leased and sold during the previous year and was only about eleven per cent. less than the total of the record year 1919-20. In point of values the year was a record one being Rs. 13·22 lakhs above the previous best. Areas totalling 365,690 sq. yards were sold for Rs. 39,55,560 to the Development Department as sites for industrial dwellings, which will contain about 16,400 tenements.

Short Leases.

13. There were 1,199 acquired buildings in the charge of the Trust at the commencement of the year and 160 were acquired during the year, whilst 64 were demolished.

At the end of the year the Trust had 1,295 such buildings, containing 13,546 tenements of the aggregate gross annual rent of Rs. 18,05,328.

The net change during the year was :—

On	Buildings.	Tenements.	Gross rental in lakhs of Rs.	One-room tenements.	Two-room tenements.	Larger tenements.	Shops.	Godowns.	Factories, etc.
1-4-21 ..	1;199	12,979	16·56	9,453	1,223	739	1,068	399	97
31-3-22 ..	1,295	13,546	18·05	9,920	1,282	809	1,082	346	107

The rents realized from acquired buildings in 1921-22 aggregated Rs. 16,40,600.

The total temporary revenue realized during the year was Rs. 19,87,858 which compares with the corresponding figures of the previous two years as under :—

Particulars.	1919-20.	1920-21.	1921-22.
Rents from acquired buildings	13,20,852	14,20,653	16,40,600
Rents from lands let for temporary structures, etc.	2,22,127	2,33,189	2,60,482
Rents from lands let for storing materials, etc. ..	25,396	23,012	30,740
Rents from lands let for cultivation, etc.	45,248	39,761	56,036
Total	16,13,623	17,16,615	19,87,858

Administration of Chawls.

14. The average population in the Board's chawls (excluding the Mahars' the Peons' and Kalapani Chawls) and semi-permanent camps was **19,723** as shown in the following table :—

MORTALITY STATEMENT FOR THE CALENDAR YEAR ENDING 31ST DECEMBER 1921.

Serial No.	Names of Chawls and Semi-Permanent Sheds or Health Camps.	Average Population.	Deaths from												Analysis according to Age.				Death rate per 1,000 in				Death rate in Municipal Section.
			Plague.		Cholera.		Small-pox.		Other infectious diseases.		Other Causes.		Total excluding Outsiders.		Under 1 month	Over 1 month and under 12 months	Over 1 year and under 10 years.	Others	1918	1919	1920	1921	
			*A	*B	A	B	A	B	A	B	A	B											
1	Agripada A Chawls	1,194	..	..	..	..	..	..	3	2	32	..	35	..	..	5	4	26	66·10	43·26	27·61	29·31	56·16
2	,, B ,, ...	2,715	..	..	..	..	..	..	8	4	45	7	53	..	3	5	12	33	51·61	39·21	19·60	19·52	56·16
3	,, C ,, ...	1,574	..	..	..	..	..	..	7	7	31	6	38	..	1	4	8	25	58·64	43·88	19·25	24·14	56·16
4	Nagpada A ,, ...	479	..	..	..	..	..	..	..	..	1	..	1	..	..	..	..	1	31·25	18·70	2·02	2·09	33·35
5	,, B ,, ...	498	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	30·20	8·32	2·02	..	33·35
6	Chandanwadi	2,044	..	..	..	..	..	..	3	..	20	5	23	..	..	3	7	13	37·20	34·12	14·14	11·25	38·86
7	Imamwada	2,923	..	..	..	..	..	..	3	1	26	1	29	..	..	1	6	22	34·72	23·22	11·06	9·92	53·36
8	Princess Street ,, ..	329	..	..	..	..	..	..	..	..	1	..	1	..	..	..	..	1	21·55	4·07	8·91	3·04	38·86
9	Mandvi Koliwada Chawls ..	695	..	..	..	..	..	..	..	..	1	2	1	..	..	..	..	1	11·54	7·70	3·97	1·44	38·71
10	Suparibag Chawls	1,587	..	..	..	..	..	..	1	..	20	..	21	..	..	4	1	16	32·40	10·13	6·97	13·61	44·85
11	Chinch Bunder Chawls ..	1,478	..	..	..	..	..	..	..	..	9	2	9	..	..	..	1	8	34·57	16·62	4·65	6·09	53·36
12	Semi-permanent sheds, Palton Road ..	870	..	..	..	..	..	..	..	..	6	1	6	..	..	2	1	3	21·62	27·46	8·88	6·90	64·04
13	,, ,, Chowpati ..	841	..	..	..	..	..	..	1	..	8	1	9	..	..	1	3	5	46·02	24·57	16·07	10·70	28·75
14	,, ,, Agripada ..	1,143	..	..	..	..	..	..	..	..	3	..	3	..	..	..	1	2	18·30	4·78	3·96	2·62	56·16
15	,, ,, Suparibag ..	473	..	..	..	..	..	..	..	..	2	..	2	..	..	..	..	2	22·00	10·64	5·31	4·23	44·85
16	,, ,, Nowroji Hill ..	628	..	..	..	..	..	..	..	..	3	..	3	..	..	1	..	2	22·01	18·64	3·79	4·78	61·35
17	,, ,, Chinch Bunder ..	303	..	..	..	..	..	..	..	..	1	..	1	..	..	..	..	1	..	6·11	3·85	3·30	53·36
		19,723	..	..	..	..	..	..	26	14	209	25	235		4	26	44	161	38·12	25·20	15·52	11·92	
			..	..	..	..	..	..	40		234				7	235			59·61	70·04	46·80	45·58	Whole City.
	Mahar Chawls	1,833	..	..	..	..	..	..	..	..	10	1	10	..	..	3	..	7					
	Peons' ,, ...	407	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..					
	Kalapani ,, ...	694	..	..	..	..	..	..	..	..	6	..	5	..	..	..	..	5					
		2,834																					

* A—Regular residents. *B—Outsiders brought in sick or diseased.

The figures in the statement are satisfactory, compared with those of the preceding years. It will be seen from the statement that

(*a*) the average death rate in chawls and camps is being gradually reduced since the year 1918, and is the lowest during the year under review,

(*b*) the average death rate in chawls and camps during the year 1921 is about one-fourth of that of the whole City,

(*c*) there has been no death in Nagpada B chawls during the year 1921 and

(*d*) the death rate in Agripada A chawls is higher than that in any other chawl. Further inquiry as to the reason of this is being made.

Separate blocks or floors are reserved as far as practicable in the chawls for each of the several communities, *viz.*, Hindu, Mahomedan, Christian, etc. The following table gives the classification of the inmates of the chawls by communities according to the census of January 1922.

Chawls at	Low caste Hindus.	Other Hindus.	Mahomedans.	Christians.	Jews.	Others.	Total.
Agripada	1,827	2,445	504	701	6	..	5,483
Chandanwadi	308	1,016	165	555	..	..	2,044
Princess Street	..	329	..	..	..	..	329
Imamwada	..	1,683	1,240	..	..	..	2,923
Nagpada	..	401	370	108	98	..	977
Mandvi Koliwada	..	620	..	75	..	..	695
Chinch Bunder	..	1,470	8	..	..	..	1,478
Suparibaug	451	380	194	560	2	..	1,587
Mahar Chawls	1,833	..	..	..	..	..	1,833
Peons' Chawls	..	252	155	..	..	..	407
Kalapani	..	..	594	..	..	..	594
	4,419	8,596	3,230	1,999	106	..	18,350

Semi-permanent sheds at	Low caste Hindus.	Other Hindus.	Mahomedans.	Christians	Jews.	Others.	Total.
Scheme 5 Dadar-Matunga ..	..	8	..	..	..	..	8
Scheme 6 Sion-Matunga ..	..	279	..	..	..	..	279
Chaupati	10	951	..	2	..	..	963
Palton Road	31	844	4	15	..	..	894
Nowroji Hill	71	630	..	..	..	..	701
Chinch Bunder	48	556	..	..	..	..	604
Scheme 31 Parel	..	482	38	..	..	..	520
Kalapani	130	..	41	..	..	..	171
Haines Road	1,091	..	510	..	..	..	1,601
Sydenham Road	..	91	..	..	..	..	91
Suparibaug	341	..	..	..	..	..	341
Scheme 50 Mazagaon	229	..	52	..	..	..	281
Miscellaneous	172	..	..	..	..	..	172
	2,123	3,841	645	17	..	..	6,626

The occupations followed by the principal tenants of the Board's chawls are shown in detail in the following statement :—

Occupation or place of employment of the tenants.	Locality of chawls.												
	Agripada.	Chandanwadi.	Princess Street.	Mandvi-Koliwada.	Nagpada.	Imamwada.	Suparibaug.	Chinch-Bunder.	Workmen's cottages, Matunga.	Mahar chawls.	Peons' chawls.	Kalapani chawls.	Total.
	Number of tenants.												
Mills	406	4	1	..	9	8	70	4	..	26	1	172	701
B. B. & C. I. Railway	41	9	..	1	10	8	42	12	..	4	..	..	127
G. I. P. Railway	145	9	1	4	22	12	225	17	15	53	2	..	505
Municipality	74	2	..	..	18	15	12	8	..	8	39	1	177
Port Trust	31	2	..	3	6	24	3	25	..	5	..	..	99
Police	9	4	2	1	5	14	1	3	..	..	1	..	40
Improvement Trust	32	10	..	2	7	10	1	4	..	6	50	1	123
Under Government but not in Police	73	15	3	6	40	24	6	12	..	3	8	..	190
Fishermen	..	..	1	89	..	6	..	22	..	..	..	..	118
Hospitals, Missions and Schools..	15	9	..	4	10	14	4	..	..	16	..	..	72
Factories	82	17	2	10	23	93	21	11	..	21	..	..	280
Docks	35	..	..	..	10	21	10	33	..	15	..	1	125
Hawkers	58	110	2	5	24	77	4	9	..	5	..	23	317
Shop-keepers	68	38	6	30	..	27	2	11	..	2	..	3	187
Curd-sellers	57	10	..	40	2	..	..	..	..	..	..	..	109
Office peons	71	74	16	18	17	52	11	21	..	4	2	..	286
Office clerks	59	45	2	9	8	26	21	9	..	4	2	..	185
Domestic servants	60	48	..	2	9	8	5	12	..	1	..	..	145
Cart-drivers	27	2	1	1	1	7	..	6	..	14	..	..	59
Artisans	89	46	4	6	6	55	7	29	..	26	6	2	276
Tailors	12	39	..	1	7	23	15	9	..	..	..	1	107
Coolies	119	88	14	5	8	217	5	42	..	67	..	..	565
Barbers and Dhobies	13	24	..	1	5	10	4	2	..	..	1	..	60
Pressmen	9	15	2	2	9	80	4	15	..	..	..	1	137
Sundry occupations	51	50	7	11	32	69	3	52	..	35	7	35	352
Unemployed	29	2	..	1	..	6	2	4	..	5	..	..	49
Total Number of occupied rooms	1,665	672	64	252	288	906	478	372	15	320	119	240	5,391
Office, Stores, &c...	..	..	..	..	..	..	2	..	..	..	..	..	2
Vacant rooms	..	..	..	..	..	..	..	..	..	..	1	..	1
.. GRAND TOTAL ..	1,665	672	64	252	288	906	480	372	15	320	120	240	5,394

The occupations followed by the principal tenants of the Board's semi-permanent sheds are shown in detail in the following statement :—

Occupation or place of employment of the tenants.	Locality of semi-permanent sheds.													
	Sch. 5, Dadar-Matunga.	Sch. 6, Sion-Matunga.	Chaupati.	Pelton Road.	Nowroji Hill.	Chinch Bunder.	Sch. 31, Parel.	Kalapani.	Haines Road.	Sydenham Rd. Scheme.	Superibaug.	Sch. 50, Mazgaon.	Sheds for sweepers.	Total.
	No. of tenants.													
Mills	2	..	20	2	27	20	101	50	212	..	..	24	..	458
B. B. & C. I. Railway	..	..	6	11	5	2	49	..	..	..	..	..	..	73
G. I. P. Railway	..	51	..	9	10	10	12	..	..	..	1	26	..	119
Municipality	..	..	7	4	21	4	..	..	40	..	70	..	..	146
Port Trust	..	..	..	2	21	38	..	..	21	..	..	..	..	82
Police	..	..	4	..	..	..	..	..	..	..	..	..	..	4
Improvement Trust	..	2	5	24	12	..	..	..	76	..	22	1	44	186
Under Government, but not in Police	..	..	..	2	..	..	..	..	..	..	..	..	..	2
Fishermen	..	..	26	10	..	..	..	..	..	..	..	..	..	36
Hospitals, Missions and Schools ..	..	..	8	..	..	..	..	..	..	..	..	..	..	8
Factories	..	..	16	..	12	..	..	..	..	2	..	..	..	30
Docks	..	8	3	28	12	38	..	..	..	..	..	9	..	98
Hawkers	..	..	..	38	5	2	..	..	..	..	..	..	..	45
Shop-keepers	..	1	5	10	1	..	..	..	..	..	..	..	..	17
Curd-sellers	..	..	..	12	..	..	..	..	..	..	..	..	..	12
Office peons	..	..	70	3	10	7	..	..	6	..	..	..	..	96
Office clerks	..	..	4	..	..	..	..	..	..	..	..	..	..	4
Domestic servants	..	..	..	3	6	12	..	..	..	..	..	..	..	21
Cart-drivers	..	6	..	4	7	8	..	..	6	..	..	4	..	35
Artisans	..	4	..	..	..	..	..	..	..	6	..	..	..	10
Tailors	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Coolies	..	..	41	81	15	17	..	..	8	..	3	6	..	171
Barbers and Dhobies	..	..	24	6	..	..	..	..	..	..	..	..	..	30
Pressmen	..	..	23	..	..	..	..	..	..	..	..	..	..	23
Sundry occupations	..	8	..	..	10	9	4	..	82	18	..	10	..	141
Unemployed	..	1	..	..	13	8	..	..	5	4	..	..	..	31
Total Number of occupied rooms ..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Sweepers employed in Bombay Improvement Trust	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Office Stores &c.	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Vacant rooms	..	..	..	..	..	..	..	..	..	..	..	..	..	..
GRAND TOTAL ..	2	81	262	249	187	175	166	50	456	30	96	80	44	1,878

It may be noted that both in permanent and semi-permanent chawls about one-third of the occupants may be described as being in the public service. When Government and the Railway Companies provide sufficient accommodation for all their workmen and servants, there will then be more accommodation available in the Trust buildings for those of the working classes, who work for private companies and firms.

The following statement shows where the tenants of Board's chawls and semi-permanent camps lived prior to their admission into these chawls :—

	Number of tenants who came from			
	Demolished buildings in Board's Schemes.	Buildings in Bombay outside the Schemes.	Up-country.	Total.
Permanent Chawls.				
Chandanwadi	180	450	42	672
Princess Street	61	3	..	64
Mandvi-Koliwada	185	67	..	252
Imamwada	434	396	76	906
Nagpada	42	119	127	288
Agripada	431	1,032	202	1,665
Suparibaug	44	360	74	478
Chinch Bunder	371	1	..	372
Workmen's cottages, Matunga	..	15	..	15
Clerk Road (Mahar Chawls)	115	205	..	320
Peons' Chawls	7	112	..	119
Kalapani Chawls	240	..	..	240
	2,110	2,760	521	5,391

Semi-permanent sheds.

Semi-permanent sheds.	Demolished buildings in Board's Schemes.	Buildings in Bombay outside the Scheme.	Up-country.	Total.
Scheme 5, Dadar-Matunga	2	..	..	2
Scheme 6, Sion-Matunga	81	..	..	81
Chaupati	209	45	8	262
Palton Road	235	10	4	249
Nowroji Hill	187	..	..	187
Chinch-Bunder	175	..	..	175
Scheme 31, Parel	166	..	..	166
Kalapani	50	..	..	50
Haines Road	246	210	..	456
Scheme 37, Sydenham Road	30	..	..	30
Suparibaug	81	15	..	96
Scheme 50, Mazagaon	80	..	..	80
Miscellaneous	..	44	..	44
	1,542	324	12	1,878

Kalapani chawls.—The 4 blocks sanctioned under T. R. 104 of 11th March 1919 for the accommodation of the displaced Julais or weavers residing in this area were completed and occupied ; 160 weaving looms are provided on the ground floors of the chawls, and living accommodation for 240 families is provided on the 3 upper floors.

Peons' chawls.—The Trustees under T. R. 469 of 21st October 1919 sanctioned the construction of 120 rooms for the accommodation of the peons employed in the Trust. The chawl was completed and ready for occupation on 1st June 1921. Applications from peons were called for through the respective Heads of Departments but the peons did not seem to appreciate the benefits of the accommodation offered, inasmuch as only six applications were received. The rooms were subsequently offered to other employees of the Trust and to Municipal employees and were readily taken up. The standard rate fixed for each room is Rs. 13-8-0 per mensem.

Foras Road Chawls.—Two blocks Nos. 1 and 3 were occupied on 1st March 1922. Rooms in these two blocks have been let to the poorer clerks who are very badly in need of cheap and sanitary housing accommodation. The standard rent for a single room is fixed at Rs. 13 per month, double room Rs. 26 and corner single room Rs. 17.

The following semi-permanent rooms were constructed for the accommodation of the displaced tenants :—

Scheme	6..	30 Rooms.
,,	37..	10 ,,
,,	50..	80 ,,
		120 ,,

In addition to the above, 14 rooms in Scheme 32 which had been constructed for housing Trust labourers employed on works were made available to the public.

At the close of the year we had 1,878 semi-permanent rooms as shown below:—

Scheme	5	Dadar-Matunga	2 rooms.
,,	6	Sion-Matunga	81 ,,
,,		Chaupati	262 ,,
,,		Palton Road	249 ,,
,,	29	Nowroji Hill	187 ,,
,,	29	Chinch-Bunder	175 ,,
,,	31	Parel	166 ,,
,,	31	Suparibaug	96 ,,
,,	32	Kalapani..	50 ,,
,,	32	Haines Road	456 ,,
,,	37	Sydenham Road ..	30 ,,
,,	50	Mazagaon	80 ,,
Miscellaneous for sweepers			44 ,,
		Total	1,878

This excludes the number of rooms the Trust Engineer has constructed for housing his labourers.

The total yearly rental of the 5,120 rooms in the Trust chawls amounted to Rs. 3,25,519, *vide* Appendix I-2 and note at foot thereof. The revenue actually collected amounted to Rs. 3,24,595 or 98·65 per cent. of the total recoverable—Rs. 3,25,494 for the year plus previous arrears of Rs. 3,536.

The difference between Rs. 3,25,519 and Rs. 3,25,494, *viz.*, Rs. 25 is due to vacancies.

The total 1921-22 rental of the 2,164 rooms including looms in the weavers' sheds in the Trust's semi-permanent sheds was Rs. 71,958.

The revenue actually collected amounted to Rs. 66,206 or 86·11 per cent. of the total recoverable Rs. 71,026 for the year plus previous arrears Rs. 5,848.

The difference between Rs. 71,958 and Rs. 71,026, *viz.*, Rs. 932 is due to vacancies.

The rents charged by the Board for their permanent chawls range from Rs. 3-9-0 to Rs. 13-8-0 per living room. The percentage of outgoings to gross revenue in the Trust chawls is as in the margin. On the basis of the maximum annual rental of Rs. 3,25,519, *i.e.*, full letting value of such of the chawls as were occupied throughout the whole year and outgoings at 42·30 per cent., the net annual income of the permanent chawls works to Rs. 1,87,825 or 3·93 per cent. on the cost of chawls Rs. 47·79 lakhs including value of land (*vide* Appendix I-1). The Board have to pay interest and sinking fund charges on their cost at 4·61 % per annum, on the capital expenditure prior to 1919·20 and at an average rate of 6·35% per annum on the expenditure since incurred. This would amount to a charge of Rs. 2·28 lakhs per annum, or an excess of Rs. 0·4 lakhs over and above the net annual income from these chawls, which would represent a loss of nearly Rs. 7-12-0 per room per annum on an average.

Particulars.	Permanent chawls.		Semi-permanent Chawls.	
	1920-21	1921-22	1920-21	1921-22
Sanitary Staff ..	6·11	6·71	10·89	11·18
Pumpmen	1·30	1·33	..	..
Cost of management and Establishment.	7·50	7·50	7·50	7·50
Municipal Taxes ..	12·73	12·43	13·04	13·15
Repairs Maintenance & supply of stores.	13·27	14·33	20·78	22·82
Vacancies	0·01	0·00	1·25	1·29
Total ..	40·92	42·30	53·46	55·94

The average population of the chawls during 1921-22 was 18,299 against 16,949 and 15,732 in 1920-21 and 1919-20, respectively, while the corresponding figures for semi-permanent chawls were 4,258, 4,312 and 4,390, respectively.

Finance.

15. In pursuance of the arrangement already referred to in the last report whereby Government undertook to finance the Trust out of its borrowings, a sum of Rs. 200 lakhs was allotted to the Trust in the year, and out of this amount a sum of Rs. 95 lakhs represented part of the proceeds of the Bombay Development Loan, 1920, *i.e.*, it was obtained at 6½ per cent. plus compensation for income-tax till November 1935, the security being a Trust debenture for a like amount having

a 60 years' duration and bearing interest at 6 per cent. issued to Government and which (by separate contract) is to be re-purchased by the Trust in November 1935. The remaining sum of Rs. 105 lakhs was allotted out of temporary advances made to the Bombay Government by the Government of India, the rate of interest payable by the Board being 6½ per cent. net pending further arrangements. A sum of only Rs. 45 lakhs was actually drawn in the year out of the Rs. 105 lakhs aforesaid, the undrawn balance to be drawn in 1922-23 being Rs. 60 lakhs.

The 40 lakhs loan of 1919 had been obtained from the Bank of India, debentures being issued to that Bank and under a separate agreement the debentures were to be re-purchased by the Board at Rs. 99-5-0 on 10th November 1922 with the option to the Board, by giving 6 months' notice, to extend the period till 10th November 1924. Notice has been given to the Bank extending the period till 10th November 1924.

Sinking Fund.

The Trust's total borrowings on 31st March 1922 stood at Rs. 1,093 lakhs (Rs. 958 lakhs in India and £899,600 in England) involving payment of interest and Sinking Fund charges amounting to about Rs. 58¾ lakhs per annum. The actual amount of interest, however, will be about Rs. 3 lakhs more per annum for the next 13 years on account of the slightly higher rate payable for the advances mentioned above temporarily received from Government.

Interest on surplus cash balances.

16. The following table shows the interest earnings and compares the same with the average daily balances. Figures for the preceding four years are also given for comparison :—

Particulars.	1917-18.	1918-19.	1919-20.	1920-21.	1921-22.
1. Average daily balances (in lakhs)—					
(*a*) Not bearing interest, current account ..	0.14	0.15	0.19	4.21	2.37
(*b*) Bearing interest in current account ..	0.88	0.82	2.70	11.94	2.19
(*c*) Do. in fixed deposit account ..	35.49	19.19	17.62	68.36	30.43
(*d*) Do. in Securities (at cost price) ..	..	..	..	45.16	67.10
Total ..	36.51	20.16	20.51	129.67	102.09
2. Interest earned on the above (in lakhs)—					
(*a*) On current account balance	0.02	0.02	0.06	0.26	0.06
(*b*) On fixed deposit balance	1.79	0.87	0.73	3.96	1.47
(*c*) On Securities (nett)	..	..	..	2.30	3.61
Total ..	1.81	0.89	0.79	6.52	5.14
3. Average rate per cent. of interest earned—					
(*a*) On sums in current account	2	2	2.37	2.18	2.73
(*b*) On fixed deposit account	5.06	4.56	4.14	5.79	4.84
(*c*) On whole balances *excluding* Securities.	4.97	4.40	3.88	5	4.41
(*d*) On whole balances including Securities..	4.97	4.40	3.88	5.02	5.05
4. Average Presidency Bank rate	5.71	5.73	5.44	6.43	5.83

It will be seen that though the average Presidency Bank rate was lower in the year than in 1920-21, the net rate of interest earned on the Board's surplus balance was slightly in excess of that obtained in the previous year. This was due mainly to the cash balance in current account having been kept down as low as possible (the average balance was only 4.50 lakhs against 16.15 lakhs in the pre-

vious year) and to a relatively larger portion of the surplus balance being invested in (6 per cent.) securities, which enabled the Board to raise money on the securities according to actual requirements on favourable terms, the net profit being Rs. 4,750. The 5½ per cent. Government Bonds 1921 in which the Board held Rs. 75 lakhs were sold and Rs. 55 lakhs reinvested at par in the new Government 6 per cent. The Board realised a net premium of Rs. 27,620-8-0 by the sales.

Banking.

No change was made in the list of banks with which the Board's cash balances are permitted to be deposited.

Accounts of 1921-22.

17. The audited balance sheet as on 31st March 1922 is attached to this Report.

The transactions of the year under General and Capital account were as follows :—

	Opening balance.	Receipts.	Expenditure.	Closing Balance.
Capital account	Rs. 1,45,27,621	1,69,34,182	2,04,75,453	.....
General account	Rs.	65,14,397	62,69,737	.....
Total	Rs.	2,34.48,579	2,67,15,190	1,12,31,010

but of the closing balance Rs. 63.94 lakhs was held in securities and Rs. 50 lakhs in fixed deposit with the prescribed banks.

Capital Account.

18. The Board's Capital Account receipts for the last five years are shown below :—

(In lakhs of Rupees.)

	1917-18.	1918-19.	1919-20.	1920-21.	1921 22.
1. Loan proceeds	..	..	40.00	345.00	140.00
2. Sale proceeds	6.37	4.00	2.05	17.52	29.34
3. General account Surplus	12.70	15.76	22.24	22.36	2.45
Total	..	..	..	..	171.79

The sale proceeds show a satisfactory increase, and are due to the continuance of the policy mentioned in the last Report whereby every effort is being made to reduce the amount of capital borrowings by the sales of land outright in suitable cases and by effecting settlements by exchange with land-owners in lieu of cash payment. Sales of land include outright sales to Government, of plots required by the Development Department for their Industrial Housing Schemes, and also a sum of Rs. 1½ lakhs which represents a book adjustment for the value of land acquired from the Municipality and paid to them in shape of spoil from Worli Hill.

19. The following is an analysis of the general (Revenue) account during the last 24 years :— **General Account.**

Analysis of General Account.

(Figures in lakhs.)

No.	—	Total to end of 1908-09	1909-10	1910-11	1911-12	1912-13	1913-14	1914-15	1915-16	1916-17	1917-18	1918-19	1919-20	1920-21	1921-22
	SPECIAL ITEMS.														
1	Ordinary revenue from Estates and interest earned.	74.6	13.6	16.7	19.5	20.7	23.8	25.0	26.7	30.1	33.2	35.6	37.8	43.0	49.2
2	Ordinary expenditure on maintenance & Taxes ..	21.6	3.8	4.1	4.1	3.4	3.5	4.9	5.2	5.3	5.9	6.1	6.7	7.6	9.9
3	Net Ordinary revenue ..	53.0	9.8	12.6	15.4	17.3	20.3	20.1	21.5	24.8	27.3	29.5	31.1	36.0	39.3
4	Interest and Sinking Fund	68.9	16.0	19.1	20.2	20.6	21.4	22.4	23.8	25.8	25.6	25.2	24.1	20.4	52.6
5	Net Shortage ..	15.9	7.3	7.3	5.8	4.4	1.9	2.3	2.3	1.0	—1.7	—4.3	—7.0	—6.6	13.3
6	Municipal Contribution ..	33.6	7.8	8.9	8.7	9.3	9.3	9.8	10.2	11.0	11.0	11.5	15.2	15.7	15.8
7	Net surplus + or deficit	+17 7	+0.5	+1.6	+2.9	+4.9	+7.4	+7.5	+7.9	+10.0	+12.7	+15.8	+22.2	+22.3	+2.5

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

The following list shows such annual nett profit or loss each year since the Trust was formed.

Surpluses in the General Account. Year.	Amount.	Deficits in the General Account. Year.	Amount.
	Rs.		Rs.
1898-99	1,80,067	1906-07	56,081
1899-00	1,07,555	1907-08	1,22,781
1900-01	4,60,106	1908-09	1,25,307
1901-02	4,41,258		
1902-03	5,22,308		
1903-04	1,81,487		
1904-05	67,141		
1905-06	1,20,396		
1909-10	52,615		
1910-11	1,60,364		
1911-12	2,93,217		
1912-13	4,95,948		
1913-14	7,36,193		
1914-15	7,48,062		
1915-16	7,90,642		
1916-17	10,04,736		
1917-18	12,69,832		
1918-19	15,75,767		
1919-20	22,24,321		
1920-21	22,36,080		
1921-22	2,44,660		
Total	1,39,12,755	Total Rs. ..	3,04,169

Net Surplus Rs. 1,36,08,586

It will be noticed that there have been so far only 3 deficits and these occurred in the early part of the Trust's existence. The total of all the deficits amount only to Rs. 3.04 lakhs as against a total profit of Rs. 139·1 lakhs. The total of the deficits is also only one-third per cent. of the total borrowings, against the limit allowed by law of 15 per cent. thereof. There is thus an ample margin. As mentioned in the previous Report, during the next few years whilst the huge works on hand are actually in progress, the interest and sinking fund charges on our borrowed capital will increase materially, and the revenue will not materially increase until the works are completed and plots are available for disposal. We must, therefore, anticipate temporary deficits in the revenue account for the next few years, until the disposal of the developed plots yields the estimated return on the capital expended. The estimated surplus for this year was only $\frac{3}{4}$ lakh but the actual figures show a surplus of about $2\frac{1}{2}$ lakhs.

20. The net figures under the main heads of capital expenditure during the last 5 years are as follows :— Capital expenditure.

	1917-18.	1918-19.	1919-20.	1920-21.	1921-22.
	(In thousands of Rupees.)				
	Rs.	Rs.	Rs.	Rs.	Rs.
Land Acquisition	17,03	20,57	28,40	163,93	98,89
Works	3,91	8,24	29,14	94,18	89,59
Management and Establishment—					
(Portion debited to capital) ..	3,28	3,82	5,46	10,93	16,27
Total Rs. ..	24,22	32,63	63,00	269,04	204,75

By the close of 1921-22 the Board had raised Rs. 1,093 lakhs by loans and their total capital receipts (including Rs. 54 lakhs received from Government) amounted to Rs. 1,375 lakhs out of which they have spent Rs. 72 lakhs on the improvement of Government and Municipal lands temporarily vested in them, Rs. 1,186 lakhs on their own acquired estates and Rs. 4½ lakhs on their office buildings.

The method of distributing the cost of Management and Establishment and Incidental expenses has been fully explained in previous years.

The gross actual charge in the year amounted to Rs. 18·67 lakhs out of which Rs. 0·13 lakhs was charged for Management and Incidental expenses to the Sewri-Wadala quarry (which is held under Miscellaneous account) and the net amount of Rs. 18·54 lakhs was distributed to Capital and Revenue as follows :—

To Capital Rs. 16·28, *i.e.*, 87·81 per cent.

and to Revenue Rs. 2·26 lakhs, *i.e.*, 12·19 per cent.

against the proportion of 91·54 and 8·46 respectively in the previous year.

The amount debitable on our normal standard percentages has been reduced by 1 per cent. all round in the year.

The increase in the total expenses of Management and Establishment, etc., over that of the previous year was Rs. 6·6 lakhs (exclusive of Rs. 0·13 lakhs charged to Sewri-Wadala quarry this year), and was due mainly to the expenses of the loan (*i.e.*, Stamp duty and incidental expenses paid to Government Rs. 3 lakhs), expenses in connection with the Land Acquisition Office (Rs. 0·9 lakhs), purchase and maintenance of motor cars (Rs. 0·2 lakhs) and Rs. 2·6 lakhs was due to the revision of establishment.

Collection of Revenue.

21. Details of the collection of revenue can be seen from the following table:—

Particulars.	Revenue.		Total.
	Permanent.	Temporary.	
	Rs.	Rs.	Rs.
Amount for Collection	19,87,109	27,98,014	47,85,123
Do. Collected	18,98,077	23,97,826	42,95,903
Do. Written off	....	2,206	2,206
Do. Outstanding on 1st April 1922	89,032	3,97,982	4,87,014
Do. Outstanding on 1st May 1922	61,918	2,74,487	3,36,405
Do. Outstanding on 1st June 1922	39,791	2,21,181	2,60,972

The collection of permanent revenue is under the control of the Secretary whilst the temporary revenue is collected by the Land Manager. Outstandings of permanent revenue at the end of the year was 4·4 per cent. of the total demand and under temporary revenue the percentage was 14·2. In connection with the temporary revenue 202 suits were filed for arrears aggregating Rs. 7,852 of which Rs. 3,280 still remain to be recovered. In round figures the number of rent bills issued in the year was 3,600 for permanent and over 2,63,000 for temporary revenue, the corresponding figures in 1920-21 being 3,700 and 2,18,000 respectively.

A comparative statement showing the number of permanent tenancies with demand and collection as on 31st March of the past 10 years is given below:—

Particulars.	1913	1914	1915	1916	1917	1918	1919	1920	1921	1922
Number of Tenancies	372	451	486	524	623	702	828	1,088	1,107	1,136
Demand including past arrears in lakhs of Rupees	8·65	9·70	10·57	11·27	11·92	12·93	15·00	16·37	16·90	19·87
Collection in lakhs of Rupees	8·23	9·46	10·34	11·14	11·83	12·79	14·81	16·27	16·62	18·98
Arrears in lakhs of Rupees	0·42	0·24	0·23	0·13	0·09	0·14	0·19	0·10	0·29	0·89
Percentage of arrears to demand ..	5·0	2·4	2·2	9·1	0·7	1·0	1·2	0·6	1·7	4·4

Provident Fund.

22. The account of the Provident Fund established by the Board under Section 91 (6) of the Act stood as under on the 31st March 1922.

	Trustees' Contribution.	Employees' Subscription.	Advance to Employees.	Total.
	Rs.	Rs.	Rs.	Rs.
Opening balance	3,15,209	2,93,245	— 1,295	6,07,159
Receipts during the year	65,080	65,194	1,574	1,31,848
Total	3,80,289	3,58,439	279	7,39,007
Payments during the year	13,586	14,856	2,517	30,959
Closing balance	3,66,703	3,43,583	— 2,238	7,08,048

Changes in Personnel.

23. Major General Cummins, C.M.G., succeeded Major General James, C.B., C.I.E., M.V.O., on 24th January 1922 as an ex-officio Trustee. **Board.**

Mr. N. M. Dumasia, J. P., was elected by the Corporation in place of Mr. Cowasji Jehangir, C.I.E., O.B.E., on 8th December 1921.

Dr. M. C. Javle was elected by the Corporation to act for the Hon'ble Mr. P. C. Sethna, O.B.E., on leave from April to September.

Mr. G. W. Hatch, I.C.S., the Port Trust representative, proceeded on leave in March 1922 and Mr. P. R. Cadell, C.S.I., C.I.E., I.C.S., was elected in his stead.

Mr. A. B. Morrison, J.P., represented the Bombay Chamber of Commerce during the absence of Mr. H. T. Gorrie, on leave till December 1921.

Mr. E. G. Turner, I.C.S., the Chairman, was absent on leave from February 1922 and Mr. R. H. A. Delves, the Estate Agent of the Trust, was appointed by Government to act for him. **Chairman.**

Mr. J. F. Watson, B.E., M.I.C.E., J.P., the Trust Engineer, was absent on leave from February 1922 and Mr. M. H. Irens, A.M.I.C.E., Deputy Engineer, acted for him. **Principal Superior Officers.**

Mr. F. G. B. Hawkins, A.R.I.B.A., the Trust Architect, was on leave from April 1921 and Mr. R. W. Cable, A.R.I.B.A., F.S.A., Professor of Architecture, School of Art, was appointed to act for him as a part time officer.

Mr. D. F. Mulla, M.A., LL.B., resigned his appointment as President of Tribunal of Appeal in September 1921 and Mr. S. G. Velinkar, Bar-at-Law, was appointed by Government in his place. **Tribunal of Appeal.**

Meetings.

24. There were 51 Board Meetings and 79 Committee Meetings, the Corresponding figures for previous years being 53 and 85 in 1920-21 and 45 and 65 in 1919-20.

The average attendance at the Board Meetings was 11·45 out of a total of 14 members and at the Committee Meetings 4·78 out of a total of 6 members.

Other matters of Interest.

25. (*a*) Encouragement to the Indian Style of Architecture.

On a representation by the President of the Architectural Students' Association, Bombay, the Board considered the question of taking practical steps for encouraging the Indian Style of Architecture on their Estates. Plots on Sydenham Road from Carnac Road to Sandhurst Road and portions of areas in new schemes, *e.g.*, in Worli, Dharavi, Sewri-Wadala and Sion-Matunga are proposed to be leased subject to the elevations of the buildings being in Oriental Style. The arcades on Sydenham Road will also be of Oriental design. Designs have also been invited from competitors for different arcades in Indian style suitable for buildings to be erected on Trust plots. Premia of Rs. 500 and Rs. 200 are to be awarded to the

designs placed first and second respectively on assessment by the Trust Architect and the President of the Architectural Students' Association, Bombay.

(*b*) Arcades on Sydenham Road.

The Board decided, after consulting the Municipal Corporation, to arrange for the footpaths on both sides of this road being covered, where possible, with arcades 18 feet high. The width of the actual roadway will be 70 feet and the arcades will, as already mentioned, be of oriental or pointed arch design.

(*c*) Utility of Reinforced Concrete for Buildings in Bombay City.

The Trust nominated two representatives Messrs. S. D. Prabhawalker, L.C.E., and M. G. Cervello, A.I.N.A., to the Committee appointed by Government for the investigation of the above. The question is naturally one of special importance to the Trust as their new chawls are all constructed of reinforced concrete. The conclusions arrived at by the Committee are that reinforced concrete structures, if properly designed and carefully executed with sound materials, are pre-eminently suitable for Bombay and may confidently be expected to be as permanent as the best type of building and more permanent than the average type of construction in use in the City.

(*d*) Back Bay Reclamation.

The Board were consulted by Government regarding the layout, and they made the following suggestions :—

(*i*) Provision should be made for a market to the east of the present Colaba Reclamation.

(*ii*) The Cooperage which has been permanently appropriated as open space by the Board with sanction of Government should be reserved as such.

(*iii*) There is no serious objection to the Board's portion of the Marine Lines Maidan, being built over if a new recreation ground is provided near Church Gate Railway Station as proposed, and if the frontages of the Board's lessees' buildings are not seriously blocked by the erection of high buildings on the other side of the Queen's Road.

(*iv*) Extension of the recreation ground on Cuffe Parade southwards to allow the Board's lessees the benefit of front open space.

(*e*) Transfer of audit of Engineering Accounts and Payment for Works, from the Engineer's control to that of the Chief Accountant.

An important change was made whereby the Engineer's imprest was abolished and all payments are being made by the Chief Accountant after audit. The establishment previously employed under the Engineer for this purpose was transferred and placed under the control of the Chief Accountant. The Chief Accountant's Department has also taken up the work of conducting out-door audits which are intended to supplement the regular audit in the office in regard to Works expenditure. An additional post of Assistant Accountant was also created in the Chief Accountant's Department to enable him to cope with the increased work.

(*f*) Concessional Rents for Dishoused Tenants in some cases.

With a view to helping the tenants in Kolbhatwadi and Nowroji Hill to move into other quarters at rents somewhat similar to the low rents paid by them and in order to facilitate the speedy demolition of the premises now occupied by them. The Board sanctioned special concessional rents for rooms in the new chawls, at Foras Road, and Mazgaon for a limited period of 5 years.

(*g*) Housing of Trust Staff at Concessional Rents.

The workmen's cottages and also the two and three room tenements constructed for housing the superior grade clerks and upper subordinates already referred to contain 132 two and three room tenements in all. Accommodation is also provided in acquired buildings and in the Trust Chawls to the Trust staff who apply for the same and can be accommodated. The rents charged to Trust Officers and servants on the scheduled staff are 10% of salary *plus* half the War allowance (10% of gross emoluments in a few cases) subject to certain prescribed minima. Free quarters are provided for the Medical Officers on works and in a few other cases. A few temporary residences have also been constructed at Sion for some of the Engineering staff employed on the works in the north of the Island.

(*h*) Revisions of Establishment.

The creation of an additional post of Assistant Accountant (on a pay of Rs. 500-50-700) has been already referred to.

The pay of the Legal Assistant under the Estate Agent was raised to Rs. 350-50-500.

The following additional establishment was sanctioned in the Land Manager's and Estate Agent's Department to cope with the increased work of Estate administration :—

1 Estate Superintendent, 2 Overseers, 4 Surveyors (pay was revised and fixed at Rs. 60-5-125), 3 Chawl Superintendents (Pay Rs. 70-5-125), 4 Inspectors (Pay Rs. 40-125) on the permanent staff and 4 Measurers and 5 Rent Collectors on the temporary staff.

An additional office staff of 2 Head Clerks and 2 Junior Clerks on the Temporary Establishment and an additional menial staff of 20 Naiks and 13 Peons (for out-door work with surveyors) was also sanctioned.

In the Engineer's Department, sanction was granted from time to time to changes in the (temporary) schedules for works according to requirements. Several posts on the non-scheduled list were formally transferred to the scheduled list.

(*i*) Conveyance Allowance.

The rates of allowances granted to officers for keeping motor cars having been represented to be inadequate the following revised rates were sanctioned :—

For maintaining (for Trust purpose)	a Four Seater motor-car	.. Rs. 200 p. m.
Do.	Two Seater	„ 150 p. m.
Do.	Motor Cycle (in the case of officers only) ..	„ 65 p. m.

The Board also decided that conveyance allowance on the scale for keeping motor cars should ordinarily be allowed only to officers in receipt of a pay of not less than Rs. 800 p. m.

(*j*) CYCLE ADVANCES.

The following rules for the grant of advances for purchase by Trust Officers and Subordinates of bicycles were framed by the Board :—

(*i*) An advance for the purchase of a bicycle may be granted in cases in which the Board consider that it is in the interest of the Trust work that the officer should use a bicycle in the discharge of his duties, even though no touring may be involved.

(*ii*) Such advances may be sanctioned by the Chairman to all Officers and Subordinates having any travelling to do in the discharge of their official duties.

(*iii*) The total amount to be advanced to an officer should not exceed two months' pay of the officer or Rs. 200 whichever is less.

(*iv*) Recoveries should ordinarily be made by deducting monthly instalments equal to 1–12th part of the advance from the salary of the officer concerned.

(*v*) The bicycle purchased with the advance will be considered the property of the Board until the advance is fully repaid.

Rules for the grant of advances for the purchase of motor cars and motor cycles were already in force.

(*k*) MENIAL STAFF.

The peons in the Trust asked for an increase of pay of Rs. 4 which would raise their emoluments to what had been allowed by Government for their peons. The Board decided that the pay of the Trust peons (who were drawing the same emoluments as peons in the Municipality) should not be raised but the question of admitting them to the benefits of the Provident Fund and securing for them the same benefits as are allowed to the corresponding Municipal staff is under consideration.

Concessional rents at Rs. 7 for a married peon and at Rs. 7-8-0 for three single peons occupying a room in the Peons' Chawls (the economic rent of which is Rs. 13-8 per room) have been allowed.

(*l*) FRAUD ON THE TRUST.

An Assistant Engineer in the Trust and a contractor were prosecuted for defrauding the Trust. The contractor preferred claims for filling in work said to have been done in Scheme 6 and the Assistant Engineer passed the claims which were false to his knowledge. Both the men were prosecuted and tried at the High Court Sessions and sentenced on conviction by a Special Jury to suffer 2 years' rigorous imprisonment and to pay a fine of Rs. 6,000 each. The fines, if recovered, are to be paid to the Trust, but the Trust had to bear heavy legal expenses in connection with the prosecution.

(*m*) ACCIDENTS..

In 4 cases of accidents on Trust works compassionate gratuities varying from Rs. 75 to Rs. 250 were sanctioned by the Board for the benefit of the dependents.

(*n*) TRANSFER OF TRUST TO MUNICIPALITY.

The Government draft Bill is still under the consideration of the Trust and the Municipal Corporation of Bombay.

Trust's Estate Statistics.

As at end of year.	I.—Area of Estate. Developed. Total in acres.	Leased plots. Acres.	Leased plots. Annual rent in lakhs.	Unleased plots, acres.	Undeveloped. Total in acres.	No. of buildings.	No. of tenements.	Net annual temporary revenue in lakhs.	Total. Acres, cols. 2+6.	Total. Annual revenue in lakhs cols. 4+9.	II.—Area resumed or sold in acres.	III.—Area to be acquired in acres.	IV.—Roads. Constructed in miles.	IV.—Roads. Cost of construction in lakhs.	V.—Chawls. Tenements provided.	V.—Chawls. Cost in lakhs.	V.—Chawls. Actual rent in lakhs.	V.—Chawls. Actual net revenue in lakhs per annum.	VI.—Police Chawls. Tenements provided.	VI.—Police Chawls. Cost in lakhs.	VI.—Police Chawls. Annual rent in lakhs.	VII.—Tenements for families in lessees' completed buildings.	VIII.—Total new tenements, cols. 16+20+23.	IX.—Cost of programme. Spent.	IX.—Cost of programme. To be spent.
																								In lakhs.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
1912-13	295	132	9·6	70	1,096	517	6,404	6·6	1,453	16·2	197	221	14·1	21·1	4,301	40·5	2·2	1·5	902	12	0·5	4,919	10,383	456	346
	62 357														*261	1·69	0·16	0·08							
1913-14	293	145	10·5	59	1,121	873	9,879	7·5	1,479	18·0	215	134	14·3	22·1	4,301	40·5	2·2	1·7	902	12	0·5	5,737	11,591	509	276
	65 358														*651	2·26	0·10	0·10							
1914-15	308	157	11·2	57	1,119	899	10,779	7·4	1,494	18·6	249	130	15·6	24·2	4,301	40·5	2·2	1·5	902	12	0·5	6,151	12,282	540	259
	67 375														*928	2·55	0·27	0·19							
1915-16	367	200	12·7	61	1,090	860	10,337	7·7	1,525	20·4	253	96	17·2	26·0	4,316	40·7	2·3	1·5	902	12	0·5	6,624	12,795	572	307
	68 435														*953	2·66	0·3	0·16							
1916-17	391	227	14·6	53	1,068	836	9,228	9·0	1,530	23·6	261	112	18·1	30·2	4,750	46·7	2·5	1·6	1,162	12	0·6	7,138	14,003	597	281
	71 462														*953	2·67	0·3	0·17							
1917-18	553	263	16·2	91	903	824	8,944	9·7	1,527	25·9	286	117	19·9	33·1	†4,940	‡46·7	2·8	1·8	1,162	12	0·6	8,155	15,211	615	278
	71 624														*954	2·76	0·3	0·17							
1918-19	554	318	18·4	39	911	882	9,901	10·8	1,539	29·2	293	134	21·3	38·1	†5,192	‡46·8	2·8	1·8	1,162	13·3	0·6	9,612	17,080	644	297
	74 628														*1,114	3·22	0·3	0.17							
1919-20	6*72*	447	21·3	48	1,187	944	10,865	11·4	1,958	32·7	299	1,642	24·0	46·8	†5,192	‡51·1	2·8	1·8	1,162	13·3	0·6	10,644	19,222	704	550
	79 771														*2,224	5·51	0·4	0·25							
1920-21	785	487	23·2	44	1,316	1,219	12,979	11·8	2,182	35·0	301	1,033	28·3	55·8	†5,512	‡54·7	2·9	1·7	2,245	13·3	0·6	11,908	21,387	949	666
	1 866														*1,722	7·7	0·6	·3							
1921-22	829	513	24·9	43	1,597	1,295	13,546	12·1	2,507	37·0	396	614	33·3	80·6	†6,032	‡60·9	3·5	2·1	2,245	13·3	0·6	13,187	23,356	1,122	484
	81 910														*1,892	8·3	0·7	0·3							

Italics in col. 2 indicate area of roads handed over to the Municipality.

† Including 504 in Spring Mills Chawls which are the property of the Board for 28 years only.

*Semi-permanent sheds for dishoused tenants.

‡Exclusive of the cost of Spring Mills Chawls, *viz.*, 5·18 lakhs.

26. The following table gives some indication of the work done by the Trust in the gradual development of their estates in recent years :—

The Report would not be complete without mention of the resolutions of the Trustees recording their appreciation of the services of Mr. G.W. Hatch, I.C.S., and Mr. Cowasji Jehangir Readymoney, C.I.E., O.B.E. Mr. Hatch served the Board as a Trustee for 9 years and for some months was its Chairman, whilst Mr. Cowasji Jehangir was an active member for 5 years and resigned his seat on his appointment as a member of the Executive Council of His Excellency the Governor of Bombay.

E. G. TURNER,

Chairman,

Bombay Improvement Trust.

4th December 1922.

Appendix A.

Capital Account.

Figures in Lakhs.

	1917-18.		1918-19.		1919-20.		1920-21.		1921-22.	
	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Receipts.										
Loan	..	568·0	..	568·0	40·0	608·0	345·0	953·0	140·0	1093·0
Discount—or premium +	..	—7·7	..	—7·7	..	—7·7	..	—7·7	..	—7·7
Sale proceeds	6·3	66·8	4·0	70·8	2·1	72·9	17·5	90·4	29·3	119·7
Appropriation from general account	12·7	73·2	15·8	89·0	22·2	111·2	22·4	133·6	2·4	136·0
Special contribution from Government	..	54·0	..	54·0	..	54·0	..	54·0	..	54·0
TOTAL ..	19·0	754·3	19·8	774·1	64·3	838·4	384·9	1,223·3	171·7	1,395·0
Expenditure.										
I.—On Government and Municipal property.										
Schedule "C"	0·2	6·5	0·1	6·6	*N*	6·6	*N*	6·6	*N*	6·6
„ "D"	0·1	15·2	0·2	15·4	0·1	15·5	0·1	15·6	0·2	15·8
„ "E"	0·1	4·7	..	4·7	..	4·7	..	4·7	..	4·7
Police Accommodation Schemes	0·6	16·1	0·8	16·9	12·1	29·0	14·4	43·4	1·8	45·2
TOTAL ..	1·0	42·5	1·1	43·6	12·2	55·8	14·5	70·3	2·0	72·3
II.—On the Trust's own acquired lands.										
Cost of management and establishment	2·8	59·9	3·6	63·5	4·7	68·2	10·3	78·5	15·8	94·3
Acquisition of land ..	16·6	514·4	20·6	535·0	27·3	562·3	163·9	726·2	97·0	823·2
Chawls	0·1	31·8	0·5	32·3	6·3	38·6	21·3	59·9	21·9	81·8
Roads	3·0	24·0	6·4	30·4	9·6	40·0	47·3	87·3	63·6	150·9
Other works	*N*	9·8	*N*	9·8	*N*	9·8	0·1	9·9	0·6	10·5
Mill Company's chawls ..	0·6	3·7	0·4	4·1	1·1	5·2	..	5·2	2·1	7·3
TOTAL ..	23·1	643·6	31·5	675·1	49·0	724·1	242·9	967·0	201·0	1,168·0
III.—Miscellaneous.										
Office buildings	..	3·2	..	3·2	0·7	3·9	0·6	4·5	*N*	4·5
Other items	..	4·1	..	4·1	1·1	5·2	11·0	16·2	1·7	17·9
TOTAL ..	..	7·3	..	7·3	1·8	9·1	11·6	20·7	1·7	22·4
IV.—Disposal of profits under section 79 (3).	..	19·9	..	19·9	..	19·9	..	19·9	..	19·9
TOTAL ..	..	19·9	..	19·9	..	19·9	..	19·9	..	19·9
GRAND TOTAL	24·1	713·3	32·6	745·9	63·0	808·9	269·0	1,077·9	204·7	1,282·6
Balance ..	—5·1	41·0	—12·8	28·2	1·3	29·5	115·9	145·4	—33·0	112·4

N=negligible.

Note :—Vide Administration Report for 1908-09, p. 23, for corresponding figures for 11 years ended 31-3-09.
„ „ „ 1915-16, p. 38 „ „ „ 7 „ 31-3-16.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix B.

Analysis of General Account.

Figures in cols: 2 to 12 shown in lakhs.

YEAR.	Receipts.					Expenditure.					Balance appropriated to capital account.	Remarks.
	Rents.	Municipal contribution.	Interest on investment.	Miscellaneous.	Total.	Maintenance.	Municipal rates and taxes.	Interest and sinking fund.	Miscellaneous.	Total.		
1	2	3	4	5	6	7	8	9	10	11	12	
1898–99	1·9	..	..	..	1·9	0·1	..	..	..	0·1	1·8	Rent received in 1898-99 was mainly rent under Schedule F.
1899–1900	0·7	..	0·8	..	1·5	0·2	0·2	..	..	0·4	1·1	
1900–01	0·9	4·75	1·65	..	7·3	0·3	0·2	2·2	..	2·7	4·6	
1901–02	1·2	4·8	1·47	0·03	7·5	0·4	0·2	2·5	..	3·1	4·4	
1902–03	1·4	5·0	3·5	..	9·9	0·4	0·2	4·1	..	4·7	5·2	
1903–04	2·6	3·5	2·3	..	8·4	0·4	0·4	5·7	0·1	6·6	1·8	
1904–05	5·8	2·0	2·7	..	10·5	0·7	0·9	8·1	0·1	9·8	0·7	
1905–06	9·7	2·5	1·9	..	14·1	1·43	1·3	10·05	0·1	12·9	1·2	
											20·8	
1906–07	8·5	3·0	2·1	0·1	13·7	1·9	1·1	11·2	0·1	14·3	—0·6	
1907–08	8·1	3·6	2·4	0·1	14·2	2·2	1·0	12·1	0·1	15·4	—1·2	
1908–09	9·4	4·5	1·2	0·1	15·2	2·5	0·8	13·0	0·1	16·4	—1·2	
											—3·0	
											17·8	
1909–10	11·4	7·8	1·5	0·2	20·9	*3·3	1·0	16·0	0·1	20·4	0·5	
1910–11	14·4	8·9	1·5	0·1	24·9	*3·1	1·0	19·1	0·1	23·3	1·6	
1911–12	16·6	8·6	2·2	0·1	27·5	*3·0	1·3	20·2	0·1	24·6	2·9	
1912–13	18·0	9·2	2·0	..	29·2	*2·7	1·0	20·5	0·1	24·3	4·9	
1913–14	20·9	9·3	2·5	..	32·7	*2·4	1·2	21·4	0·3	25·3	7·4	
1914–15	23·0	9·8	1·5	0·1	34·4	2·7	1·5	22·4	0·3	26·9	7·5	
1915–16	24·8	10·2	1·5	..	36·5	2·9	1·6	23·8	0·3	28·6	7·9	
1916–17	27·2	11·0	2·5	0·1	40·8	3·1	1·7	25·8	0·2	30·8	10·0	
1917–18	29·8	11·0	2·9	0·1	43·8	3·6	1·7	25·6	0·2	31·1	12·7	
1918–19	33·2	11·5	2·0	0·1	46·8	3·6	2·0	25·2	0·2	31·0	15·8	
1919–20	35·7	15·2	1·7	0·2	52·8	3·7	2·2	24·1	0·6	30·6	22·2	
1920–21	37·5	15·7	5·4	0·5	59·1	4·0	2·4	29·4	1·0	36·8	22·3	
1921–22	43·4	15·8	5·4	0·4	65·0	6·4	2·9	52·6	0·6	62·5	2·5	
Total to end of 1921–22	386·1	177·7	52·6	2·2	618·6	55·0	27·8	395·1	4·7	482·6	136·0	

* Includes interest paid to Government and the Municipality under Section 68 (1) of the Act.

Year.	Government.	Municipality.	Total.
1909–10 ..	65,350	41,241	1,06,591
1910–11 ..	46,440	37,841	84,281
1911–12 ..	61,858	37,276	99,134
1912–13 ..	68,194	37,431	1,05,625
1913–14 ..	54,644	27,668	82,312
	2,96,486	1,81,457	4,77,943

Out of 386·1 rents no less than 188·5 or 49·3 per cent. was from temporary occupations.

Of the 136·0 surplus 18·9 was paid to the Municipality and to Government and the balance Rs. 116·1 lakhs relating to the years 1911-12, *et. seq.*, has under the Amended Act been appropriated to capital.

Of the 177·7 Municipal contribution, 18·9 was refunded, so that the net Municipal contribution, after deducting taxes is Rs. 131·0 lakhs in the 24 years.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-1.

Trust Estates on Government Lands (Schedule C and Schedule E) as at close of 1921-22.

The original grants under Schedule C are also shown.

Serial No.	Name of Plot.	As per original Schedule C.		Present Area in thousands of sq. yards.	Schedule value in thousands of rupees.	Developed land.										Undeveloped land.		Remarks.
						Leased Plots.				Unleased plots.				Open spaces in thousands of sq. yards.	Roads in thousands of sq. yards.			
		Area.	Value.			No.	Area in thousands of sq. yards.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yards.	Capital value in thousands of rupees.	Rental in thousands of rupees.			Area in thousands of sq. yards.	Schedule value in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Schedule C Lands.	Sq. yds.	Rs.															
1	Flats	17,01,251	..	14,12·2	2,08	5	52·1	10,19	5·4	..	..	..	..	1,69	..	11,91	1,75	14,246 sq. yds. resumed by Government for extension of Roman Catholic Cemetery. 25,819 sq. yds. resumed by Government for Industrial Housing.
2	Kennedy Sea Face ..	4,19,033	..	4·0	..	1	4·0 *	0·2	0·01	..	..	..	..	..	..	..	..	1,814 sq. yds. acquired for B. B. & C. I. Railway. 3,866 sq. yds. acquired for B. B & C. I. Ry. in 1918-19. An area of 3,83,912 sq. yds. is being developed into a Public Park. An area of 7,07,075 sq. yds. is leased to the W. I. T. Club. at an annual rent of Rs. 7,500 until 31st March 1925. * Swimming bath.
3	Cooperage	66,178	..	59·0	5,86	..	..	..	..	..	..	..	..	59	..	..	..	Appropriated as permanent open space under section 60 (4).
				88·0	..	..	..	..	..	..	..	..	..	88	..	..	..	38 sq. yds. resumed by Government. Do. do. do.
4	Marine Lines ..	1,22,163	12,21,630	34·2	12,06	20	32·6	5,60	25·2	..	..	..	..	..	..	..	..	576 sq. yds. resumed by Government. 1,600 sq. yds. road handed over to Municipality.
5	Wellington Lines ..	42,394	4,23,940	44·0	2,71	16	32·0	7,67	30·7	..	..	..	..	†12	..	..	..	† Central Garden.
6	Wodehouse Road ..	55,625	5,56,250	41·0	3,70	20	40·5	7,95	34·6	..	..	..	..	..	1	..	..	
7	Hornby Road ..	71,051	14,21,020	57·1	12,72	37	45·1	16,37	70·1	..	..	..	..	..	..	..	..	12,000 sq. yds. road handed over to Municipality.
8	Plot South of Crawford Market (Hornby Rd.)	9,569	1,91,380	7·5	1,66	1	7·5	2,87	12·9	..	..	..	..	..	..	..	..	
9	Plot North of Municipal Offices (Hornby Rd.)	6,600	1,98,000	7·0	1,98	1	7·0	1,96	8·2	..	..	..	..	..	..	..	..	
	Carried over.. ..	24,93,861	40,12,220	17,54·0	42,77	101	220·8	52,61·2	187·1	..	..	..	..	3,28	1	11,91	1,75	

Appendix D-1.

Trust Estates on Government Lands (Schedule C and Schedule E) as at close of 1921-22.

The original grants under Schedule C are also shown.

Serial No.	Name of Plot.	As per original Schedule C.		Present area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed land.										Undeveloped Land.		Remarks.
						Leased Plots.				Unleased plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Area in thousands of sq. yds.	Schedule value in thousands of rupees.	
		Area.	Value.			No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Brought over ..	Sq. yds. 24,93,864	Rs. 40,12,220	17,54·0	42,77	101	220·8	52,61·2	1,87·1	..	..	..	..	3,28	1	11,91	1,75	
10	West Chaupati Estate (including the Hill slope.)	89,623 52,657	8,96,230 ..	53·0 76·7	580	21	76·4	9,99	44·7	15	20·0	3,26	18·1	8	..	..	..	On actual measurement Chaupaty Estate is found to be 5,453 sq. yds. less than shown in Schedule. C 17,203 sq. yds. road handed over to Municipality.
	Old Distillery Plot ..	..	..	7·0	71	5	6·3	1,52·7	6·9	..	..	..	..	..	..	..	..	8,000 sq. yds. reserved for roads.
11	Parel Estate	3,30,469	9,91,407	1,17·6	3,53	..	..	..	..	..	..	..	..	..	1	1,18	3,53	140,225 sq. yds. resumed by Government for Rs. 7,01,275 in 1913-14. 22,563 sq. yds. resumed for Rs. 2,03,067 in 1916-17.
	Total ..	29,66,613	58,99,857	20,08·3	52,81	127	3,03·5	64,12·9	2,38·7	15	20·0	3,26	18·1	3,36	2	13,09	5,28	
	Site of Admiral's Bungalow (Marine Lines).	8,258	1,03,225	8·3	1,03	1	8·3	2,30	10·3	..	..	..	..	..	..	..	..	
	East Chaupati Estate.	74,49	..	4·7	33	4	2·2	78	3·5	1	2·5	34	1·9	..	..	..	..	
	Total ..	15,707	1,03,225	13·0	1,36	5	10·5	3,08	13·8	1	2·5	34	1·9	..	..	..	..	
	Schedule E—Lands.																	
	Colaba Reclamation ..	..	..	68·0	..	36	53·8	23,80	1,06·7	..	..	..	..	14	..	..	..	Roads (26,406 sq. yds.) handed over to Municipality not shown here.
	Nepean Sea Road Reclamation.	..	..	2·0	..	1	2·0	14	0·6	..	..	..	..	..	..	..	..	
	Total	..	..	70·0	..	37	55·8	23,94	1,07·3	..	..	..	..	14	..	..	..	
	Grand Total ..	29,82,320	60,03,082	20,91·3	54,17	169	3,69·8	91,15	3,59·8	16	22·5	3,60	20·0	3,50	2	13,09	5,28	

Appendix D–2.

Trust Estate on Municipal lands (Schedule D) as at close of 1921-22.

The original grants under Schedule D are also shown.

Serial No.	Name of Estate.	As per original Schedule D.		Present area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed Land.											Undeveloped Land.		Remarks.
						Leased plots.				Unleased plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yards.			
		Area.	Value.			No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.				Area in thousands of sq. yds.	Schedule value in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		Sq. yds.	Rs.																
1	Connaught Road Estate	36,827	1,93,074	29·7	1,70	17	12·2	95	4·2	..	..	..	..	..	..	1·5	*16	79	* Area of 13 plots occupied by the Municipality for Maratha Hospital. 2,700 sq. yds. road handed over to Municipality.
2	West Agripada including Scheme 9.	4,12,815	12,98,137	4,10·9	14,04	151 (' 6	2,12·7 28·0	22,81 1,80	1,01·6 8·1	9	15·0	1,35	6·1	29·7	27·4	8·7	..	..	58,837 sq. yds. road handed over to Municipality. 10,451 „ road area transferred to Scheme 32. 5,701 „ resumed by Municipality. 14,259 „ acquired by Government for B. B. & C. I. Railway.
3	Matunga Lands	2,98,376	3,49,348	2,68·3	1,74	1	1.6	..	×..	..	..	..	..	..	..	..	35·3	23	× As the land is leased in exchange the rent is Re. 1 only. Portions of 3 plots admeasuring 576 sq. yards are deducted from the originally reported area. The Schedule value of the same is Rs. 490. 2,31,401 sq. yds. of land have been transferred to Scheme 5. 1,188 sq. yds. resumed by Municipality for the western approach to the Dadar overbridge.
	Total ..	7,48,018	18,40,559	7,08·9	17,48	169 (' 6	2,26·5 28·0	23,76 1,80	1,05·8 8·1	9	15·0	1,35	6·1	29·7	27·4	10·2	51·3	1,02	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Trust's permanent estates on their

Serial No.	Name of Scheme.	Land acquired up to 31st March 1922.		Developed Land.							
				Leased plots.				Unleased plots.			
		Area in thousands of sq. yds.	Awards in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12
1	First Nagpada	72·8	15,37	60	42·8	7,91	35·3	..	..	..	..
				C 2	4·7	33	1·4				
2	Princess Street	1,20·1	67,47	113	60·7	92,12	4,08·1	1	0·9	15	0·8
				C 2	11·1	1,89	8·5				
3	Sandhurst Road ..	2,48·5	82,45	179	122·0	1,04,33	4,67·3	3	3·5	3,00	16·7
				C 2	14·4	194	8·7				
4	Gamdevi	1,81·7	12,16	118	101·3	21,83	89·6	..	..	..	..
5	Dadar-Matunga ..	14,38·0	23,32	658	816·0	88,62	3,96·2	71	118·5	1,43	70·0
6	Sion-Matunga	17,53·1	19,95	84	71·7	4,96	21·8	12	17·5	1,71	7·6
				C 1	0·9	4	0·2				
8	Mandvi-Koliwada ..	29·4	19,80	32	15·1	16,30	73·1	..	..	..	..
				C 1	4·2	3,13	14·1				
13	Souter Street Extension eastwards.	7·5	21	4	3·1	42	1·7	5	3·9	51	2·8
27	Mathew Road ..	50·8	11,30	21	34·5	11,67	45·0	..	..	..	..
29	Nowroji Hill	1,71·7	63,70	30	16·8	32,83	1,63·3	7	4·4	6,25	34·7
				C 1	8·5	2,27	10·2				
30	Souter Street Extension	16·9	69	..	..	..	..	..	..	..	..
	westwards	2·6	10								
31	Parel	5,47·7	41,54	132	129·7	27,23	123·5	18	10·3	3,44	19·2
		17·1	1,09	C 1	8·1	36	1·6				
32	East Agripada ..	2,04·6	22,54	45	52·1	8,91	38·4	24	7·2	1,56	8·6
				C3	15·4	2,49	13·9				
33	Bhatwadi	8·5	2,79	10	5·2	1,09	4·2	..	..	..	..
36	Chunam Kiln Road ..	7·5	2,22	1	0·3	13	0·6	..	..	..	..
37	Sydenham Road ..	70·2	1,04,82	..	..	..	..	..	..	..	..
41	Undria Street	6·4	4,62	3	0·7	13	0·6	7	1·7	68	3·0
43	Parel Road Central ..	31·5	19,66	2	1·2	3,20	..	..	..	..	..
47	Parel Road Northern ..	72·0	27,24	..	..	..	..	..	..	..	..
50	Mazagaon Street Scheme	33·4	4,46	2	3·2	1,66	7·4	..	..	..	..
52	Worli Street Scheme ..	14,49·4	69,63	2	5·9	2,97	..	..	..	..	..
53	Foras Road Street Scheme.	44·9	8,33	..	..	..	..	..	..	..	..
54	Kolbhatwadi	10·9	16,62	1	0·6	42	2·5	..	..	..	..
56	Dharavi	13,93·6	26,74	2	79·1	5,14	..	..	..	..	..
57	Wadala Sewri	8,65·9	57,75	..	..	..	..	..	..	..	..
	Carried over ..	88,56·7	7,24,57	1499	15,62·0	4,31,87	18,78·6	148	167·9	18,73	163·4
				C13	67·3	12,45	58·6				

D-3.

own lands as at close of 1921-22.

Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Undeveloped Land: Area acquired in thousands of square yds.	Undeveloped Land: Proportionate cost of acquisition in thousands of rupees.	Roads handed over to Municipality in thousands of square yds.	Police accommodation site transferred to Government in thousands of sq. yds.	Land sold or exchanged in thousands of sq. yds.	Total of columns 6, 10, 13, 14, 15, 16, 18, 19 & 20.	Explanation of difference between columns 3 & 21 (Areas and values shown in thousands).
13	14	15	16	17	18	19	20	21	22
2·8	..	3·4	..	..	14·6	4·0	0·5	72·8	0·3 sq. yds. sold to Mosque Trustees.
..	0·7	5·8	..	..	44·1	1·5	2·6	1,27·4	7·2 sq. yds acquired under Section 41 or by private agreement.
5·0	22·9	3·6	5·0	166	69·5	3·7	3·1	2,52·7	0·6 sq. yds. transferred to Scheme 33. 4·8 sq. yds. acquired under Section 41.
13·1	13·0	6·8	..	..	42·2	1·8	7·0	1,85·2	3·5 sq. yds. acquired by private agreement.
2,86.1	2,86·1	..	68·0	110	..	..	1,36·7	17,11·4	231.4 sq. yds. have been transferred to this Scheme from Schedule D Matunga Lands. 42·0 sq. yds. of Vincent Road are included in this Scheme.
14·1	16·1	..	16,13·8	18,36	..	8·4	10·6	1,753·1	
..	5·2	1·1	..	..	9·2	..	1·7	36·5	6·5 sq. yds. acquired under Section 41. 0.6 sq. yds. explained in Engineer's letter No. 3456, dated 15-5-1912.
..	0·7	0·3	..	..	1·4	..	..	9·4	1·9 sq. yds. transferred from Scheme 32.
..	3·8	0·7	..	..	13·8	..	2·5	55·3	4·5 sq. yds. acquired under Section 41.
..	12·5	3·5	1,12·6	41,77	10·4	3·0	..	171·7	
..	..	..	..	..	..	..	19·5	19·5	15.5 sq. yds. sold to B. B. & C. I. Railway in 1911-12.
1·2	1,14·6	1·7	1,03·9	7,84	22·4	..	1,72,9	5,64·8	0.3 sq. yds. acquired under Section 41.
..	20·7	2·4	88·3	9,72	5·5	..	23·0	2,14·6	10·0 sq. yds. road area transferred to this Scheme from Schedule D lands.
..	1·0	0·3	..	..	1·4	..	..	7·9	0·6 sq. yds. transferred to this Scheme from Scheme 3.
..	3·9	..	..	..	9·5	..	..	13·7	6·2 sq. yds. acquired under Section 41.
..	..	..	70·2	1,04,82	..	..	..	70·2	
..	0·8	..	*3·2	2,31	..	..	..	6·4	*This area is occupied in part by 7 houses which have been remodelled by the Trust.
..	3·4	..	26·9	16,78	..	..	..	31·5	
..	8·4	..	63·6	24,06	..	..	..	72·0	
..	..	..	30·2	4,03	..	..	..	33·4	
..	35·5	..	11,45·3	55,02	..	..	2,62·7	14,49·4	
..	1·6	..	43·3	8,03	..	..	..	44·9	
..	..	..	10·3	15,70	..	..	..	10·9	
..	..	..	13,14·5	25,22	..	..	..	13,93·6	
..	..	..	7,89·0	52,62	..	..	76·9	8,65·9	
322·3	550·9	29·6	54,88·1	3,89,04	244·0	22·4	719·7	9,174·2	....

Appendix

Trust's permanent estates on their

Serial No.	Name of Scheme.	Land acquired up to 31st March 1922.		Developed Land.							
				Leased plots.				Unleased plots.			
		Area in thousands of sq. yds.	Awards in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12
	Brought over ..	88,56·7	7,24,57	1,499 C 13	15,62·0 67·3	4,31,87 12,45	1,878·6 58·5	148	1,67.9	18.73	163·4
58	Worli Extension Scheme.	3,94·5	26,92	..	..	..	..	..	..	..	..
60	Naigaum Street Scheme	4,87·4	48,54	11	112·8	21,18	24·2	..	..	..	..
61	Furgusson Road Street Scheme.	1,67·7	4,02	..	..	..	..	..	..	..	..
62	Love Lane	20·5	3,80	..	..	..	..	..	..	..	..
	Police Accommodation Schemes.										
14	Nagpada	..	..	1	4·0	72	3·2	..	..	..	..
16	Wodehouse Road ..	6·6	76	1	6·6	76	3·4	..	..	..	..
17	Duncan Road	9·3	39	1	0·3	38	1·7	..	..	..	..
18	Shepherd Road ..	1·3	16	1	1·2	15	0·7	..	..	..	..
19	Agripada..	4·8	45	2	4·8	45	2·1	..	..	..	..
23	Connaught Road ..	1·7	13	2	1·7	13	0·6	..	..	..	..
24	Princess Street ..	..	..	2	1·5	1,51	6·8	..	..	..	..
25	Gamdevi	..	..	2	1·8	45	2·0	..	..	..	..
34	Lamington Road	6·2	..	1	6·1	..	..	..	..	..	..
35	Sandhurst Road West ..	..	..	1	0·9	39	1·6	..	..	..	..
39	Sandhurst Road East	..	..	4	2·8	1,97	8·9	..	..	..	..
40	Byculla	16·4	..	1	16·4	..	..	..	..	..	..
44	Maharbavdi	2·7	..	1	2·7	..	..	..	..	..	..
45	Palton Road	5·9	..	1	5·7	..	..	..	..	..	..
48	Mahim	..	..	1	6·3	..	..	..	..	..	..
55	Nowroji Hill	..	..	1	3·0	1,52	6·8	..	..	..	..
55A	Mazagaon	..	..	1	5·4	..	..	..	..	..	..
63	Dadar-Matunga North	..	..	3	8·4	80	3·6	..	..	..	..
	Poorer Classes accommodation Schemes.										
42	Spring Mills	20·0	76	1	20·0	76	3·4	..	..	..	..
51	Century Mills	50·4	1,15	..	..	..	..	..	..	..	..
65	David Mills	15·1	1,90	1	15·1	2,06	12·3	..	..	..	..
	Total ..	1,00,58·2	8,15,55	1,539 C 13	17,89·5 67·3	4,65,10 12,45	1,959·9 58·6	148	1,67·9	18,73	163·4

D-3—*Contd.*

own land as at close of 1921-22.

Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Undeveloped Lands. Area acquired in thousands of square yds.	Undeveloped Lands. Proportionate cost of acquisition in thousands of rupees.	Roads handed over to Municipality in thousands of square yds.	Police accommodation site transferred to Government in thousands of sq. yds.	Land sold or exchanged in thousands of sq. yds.	Total of columns 9, 10, 13, 14, 15, 16, 18, 19 & 20.	Explanation of difference between columns 3 & 21. (Areas and values shown in thousands.)
13	14	15	16	17	18	19	20	21	22
322·3	550·9	29·6	54,88·1	3,89,04	244·0	22·4	719·7	9,174.2	
..	..	..	3,94·5	26,92	..	..	..	3,94·5	
..	..	..	2,97·4	29,62	..	..	77·2	4,87·4	No cash consideration has been paid for 9,989 sq. yds. in case No. 97, but 19,418 sq. yds. given free of cost to the Board.
..	..	..	1,67·7	4,02	..	..	..	1,67·7	
..	..	..	20·5	3,80	..	..	..	20·5	
..	..	..	..	..	..	..	..	..	Included in Scheme 1
..	..	..	..	..	..	..	..	6·6	
..	..	..	..	..	..	..	..	0·3	
..	..	..	..	..	..	..	..	1·2	
..	..	..	..	..	..	..	..	4·8	
..	..	..	..	..	..	..	..	1·7	
..	..	..	..	..	..	..	..	..	Included in Scheme 2.
..	..	..	..	..	..	..	..	..	Included in Scheme 4.
..	..	..	..	..	..	..	..	6·1	Nominal.
..	..	..	..	..	..	..	..	..	Included in Scheme 3.
..	..	..	..	..	..	..	..	..	Do.
..	..	..	..	..	..	..	..	16·4	Nominal.
..	..	..	..	..	..	..	..	2·7	
..	..	..	..	..	..	..	..	5·9	
..	..	..	..	..	..	..	..	..	Do.
..	..	..	..	..	..	..	..	..	Included in Scheme 29.
..	..	..	..	..	..	..	..	..	Nominal.
..	..	..	..	..	..	..	..	..	Included in Scheme 6.
..	..	..	..	..	..	..	..	20·0	
..	..	..	..	..	..	..	..	50·4	
..	..	..	..	..	..	..	..	15·1	
322·3	550·9	29·6	63,68·2	4,53,40	244·0	22·4	796·9	10375·5	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-4.

Summary.

Name.	Land.		Developed Land.												Undeveloped Land.		Remarks.
			Leased Plots.				Unleased Plots.										
	Area in thousands of sq. yds.	Cost of acquisition in thousands of rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Total area of developed land in thousands of sq. yds. (columns 5, 9, 12,13 and 14.)	Area in thousands of sq. yds.	Cost of acquisition in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1. Trust's Estates on Government land (Schedules C and E.)	20,91	54,17	169	3,70	91,15	3,60	16	23	3,60	20	3,50	2	..	7,45	13,09	5,28	
2. Trust's Estates on Municipal land (Schedule D.)	7,09	17,48	169 C 6	2,27 28	23,76 1,80	1,06 8	9	15	1,35	6	30	27	10	3,37	51	1,02	
3. Trust's Estates on their own land.	1,00,58	8,15,55	1,539 C 13	17,90 67	4,65,10 12,45	19,60 59	148	1,68	18,73	1,63	3,22	5,51	30	29,28	63,68	4,53,40	
Total ..	1,28,58	8,87,20	1,877 C 19	23,87 95	5,80,01 14,25	24,26 67	173	2,06	23,68	1,89	7,02	5,80	40	40,10	77,28	4,59,70	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix E.

Progress in Trust Schemes.

Schemes.		Work done in 1921-22.	Work to be done after 1921-22.	Borrowed capital including cost of mangement and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1921-22.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
1	First Nagpada	*Nil.* ..	*Nil.* ..	26,99	..	Completed in 1913-14.
2	Princess Street	*Nil.* ..	Fixing kerbs and water tables and constructing Footpaths on Kitchen Garden Lane.	78,19	1,57	
3	Sandhurst Road, West ..	Footpaths of Plots 63 and 68 paved and the service passage between Plots 63 and 68 tarred.	Portions of Navalkar Lane and Dubash Lane to be repaired for handing over to the Municipality.	102,56	2,54	
	Do. East ..	Footpaths of Plots 27, 53 and 101 to 105 paved.	Footpaths of Plots 29, 30 and 106 to be paved.			
4	Gamdevi	Portion of Tejpal Road 125 feet in length constructed.	Service passage behind Plots 126 to 89 to be tarred.	19,36	71	
5	Dadar-Matunga	Levelling and Filling in departmentally. S. W. Drains 13,000 R. ft. Pipe Sewers 15,000 ,, Roads 14,500 ,, Staff Quarters, Six Blocks: for 3 room-tenements, foundation and superstructure upto 2nd floor level for 3 blocks and upto 1st floor level for the other blocks completed.	Remaining work of storm-water drains, pipe-sewers and roads. Footpaths and tarring and asphalting of road surface. Completion of the six blocks of Staff Quarters.	55,21	1,80	Sanctioned estimate has been exceeded but it is expected that the final account of the scheme will show a net profit of Rs. 15·25 lakhs as against anticipated loss of Rs. 20·75 lakhs.
			Carried over ..	282,31	6,62	

Appendix E—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1921-22.	Work to be done after 1921-22.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1921-22.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	282,31	6,62	
6	Sion-Matunga	The southern half of this scheme has been levelled and prepared for road and drain work. Pipe Sewers 2,400 R. ft. Roads 4,000 ,, Staff Quarters Two-room Tenements. 2 Blocks upto 2nd floor level. 4 ,, ,, 1st ,, ,, 5 ground floor cottages almost completed. Large areas near Kolwada and Sion have also been prepared. Both 4′–8½″ and 2′–6″ guage trains have been used. Rowli and Salamati Hills have been reduced in bulk considerably.	Remaining works of filling in, storm water drain and pipe sewers and roads to be completed. The remaining blocks of Staff Quarters to be completed. The swamp along the G. I. P. Railway and the low-lying ground between Kolwada Village and Rowli Hill to be filled and made ready for roads. The plateau at Kolwada to be prepared. Salamati Hill will have been reduced to a negligible quantity. The Roads and Drains at the south end.	52,91	25,08	
7	Colaba Reclamation ..	*Nil.* ..	*Nil.* ..	4,70	..	Completed in 1910-11.
8	Mandvi-Koliwada	Footpaths of Plots 13 and 14, 5 and 2 constructed.	Footpaths of Plots 8, 9 and 10 to be constructed and service passage between Plots 3, 2 and 5 to be tarred.	24,31	1,62	
9	Sankli Street..	*Nil.* ..	*Nil.* ..	Included in Sch.	D.	Completed in 1905-06.
10	Street scheme on plot south of Crawford Market.	*Nil.* ..	*Nil.* ..	Included in Sch.	C.	Completed in 1905-06.
11	Street Scheme, Agripada ..	Footpaths round the recreation ground bound by Club Road, Reynolds Street and Rebsch Street and in front of Plots 70, 130, 133, 135, 137, 64, 58, 83 and 84 tarred.	The remaining footpaths will be tarred if the buildings are completed.	Included in Sch.	D.	
			Carried over ..	364,23	33,32	

Appendix E—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1921-22.	Work to be done after 1921-22.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1921-22.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	364,23	33,32	
12	Connaught Road	*Nil.* ..	*Nil.* ..	Included in Sch.	included in D.	Completed in 1906-07.
13	Souter Street, Extension, Eastwards.	*Nil.* ..	Repairing and handing over footpaths to the Municipality.	53	21	
14	Police Accommodation, Nagpada.	*Nil.* ..	*Nil.* ..	1,56	..	Completed in 1905-06.
16	Do. Wodehouse Rd.	*Nil.* ..	*Nil.* ..	3,23	..	,, ,, 1905-06.
17	Do. Duncan Road ..	*Nil.* ..	*Nil.* ..	57	..	,, ,, 1908-09.
18	Do. Shepherd Road.	*Nil.* ..	*Nil.* ..	36	..	,, ,, 1905-06.
19	Do. Agripada ..	*Nil.*	*Nil.* ..	1,79	..	,, ,, 1909-10. 1910-11.
20	Street Scheme, Wellington Lines.	*Nil.* ..	*Nil.* ..	Included in Schedule C.		,, ,, 1902-03.
21	Do. Wodehouse Road.	*Nil.* ..	*Nil.*	Included in Schedule C.		,, ,, 1905-06.
22	Do. Hornby Road.	*Nil.* ..	*Nil.* ..	Included in Schedule C.		,, ,, 1911-12.
23	Police Accommodation, Connaught Road.	*Nil.* ..	*Nil.* ..	79	..	,, ,, 1908-09.
			Carried over ..	373,06	33,53	

Appendix E—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1921-22.	Work to be done after 1921-22.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1921-22.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	373,06	33,53	
24	Police Accommodation, Princess Street.	*Nil.* ..	*Nil.* ..	266	..	Completed in 1910-11.
25	Do. Gamdevi ..	*Nil.* ..	*Nil.* ..	1,29	..	,, ,, 1917-18.
27	Mathew Road	Service passage behind Plots 3 and 7 tarred.	Service passage behind Plots 18, 16 and 17 to be tarred.	11,46	57	
29	Nowroji Hill	Footpaths of Plots 15, 12 and 11A paved. About 9·5 lakhs c. ft. of rock quarried. Low-lying portion filled in and plots levelled.	The remaining portion of the Hill about 31·5 lakhs c. ft. to be quarried. Footpaths of Plots 11, 26, 27, 28 and 29 to be paved. 40 feet flank road on the south of Sandhurst Road to be completed. 2nd 40 feet flank road to be extended to Dongri Street and the 1st 40 feet road to the south of Sandhurst Road to be relaid as per new alignment.	72,82	..	Sanctioned actual estimate exceeded, revised estimate prepared and being approved. It is anticipated that there will be a net return of about Rs. 33 lakhs against a previously anticipated loss on the Scheme, of Rs. 12 lakhs.
30	Souter Street Extension, Westwards.	*Nil.* ..	*Nil.* ..	1,20	..	
31	Parel Street	Filling in low-lying lands was continued. 150′ Eastern Avenue South of Kohinoor Mills both side roadways and central Tram reservation completed. 120′ Eastern Avenue Western roadway North of Lalbag 2360′ completed. Central tramway reservation completed. Work of asphalting started. Pipe sewer laid upto a length of 800 feet.	Work of filling in to be continued in small areas. 150′ Eastern Avenue: Pavement of footpaths, Roads east of Suparibag Road, pavement of footpaths. Completion of asphalting on Suparibag Road and 80′ Road to be completed.	60,67	1,23	
			Carried over ..	523,16	38,33	

Appendix E—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1921-22.	Work to be done after 1921-22.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1921-22.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	523,16	38,33	
32	East Agripada (South) ..	Footpaths in front of Plots 64 and 65 tarred. Construction of the remaining two blocks of Kalapani chawls was continued and the work entirely finished.	Remaining footpaths to be tarred. Repairs and handing over to the Municipality of Roads already completed, will be taken in hand.	36,17	..	
	Do. (North) ..	Footpaths in front of Plots 18—24 tarred. Construction of road joining Byculla Station Road to Cross No. 1 Road to Clerk Road finished. The underground work of 40 feet Road to the south of Peons, Chawls as well as the construction of Wrestling Pit finished.	Remaining footpaths will be tarred. Construction of roads and service passages and S. P. Sheds will be continued. Compound wall to the Mahar Chawls will be built. Repairs and handing over to the Municipality of Roads already completed will be taken in hand.			
33	Bhatwadi	*Nil.* ..	Repairing and handing over completed footpaths to the Municipality.	2,87	2	
34	Police Accommodation, Lamington Road.	*Nil.* ..	*Nil.* ..	4,01	..	Completed in 1920-21.
35	Do. Sandhurst Road, West.	Pavement in the rear and side open spaces, compound gates and pillars.	*Nil.* ..	86	..	
36	Lamington Road Street Scheme.	*Nil.* ..	Repairing and handing over completed footpaths to the Municipality.	2,77	..	
37	Sydenham Road	*Nil.* ..	The whole	1,11,59	6,85	
			Carried over ..	681,43	45,20	

Appendix E.—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1921-22.	Work to be done after 1921-22.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1921-22.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	681,43	45,20	
39	Police Accommodation, Sandhurst Road, East.	Pavement work	*Nil.* ..	4,62	..	
40	Do. Byculla ..	Compound wall and motor garages.	*Nil.* ..	6,54	..	
41	Cndria Street..	*Nil.* ..	*Nil.* ..	5,46	..	Completed.
42	Poorer Class Accommodation Scheme for Spring Mills (First.)	*Nil.* ..	*Nil.* ..	5,19	..	Completed.
	Do. Extension of ..	*Nil.* ..	The whole.			
43	Parel Road (Central) ..	960′ only of the roadway (west) along the Bombay Education Society's premises completed.	All the remaining length of Road from Bhendi Bazar to Byculla Bridge.	20,92	25,86	
44	Police Accommodation, Maharbavdi.	Pavement and compound wall	*Nil.* ..	2,43	..	
45	Do. Palton Road ..	Finishing work of underground storage tank.	*Nil.* ..	5,31	..	
46	Do. Parel	*Nil.* ..	The whole.			
47	Parel Road (Northern) ..	Portion between Parel cross Lane to southern boundary of Victoria Gardens, roadwork partly done on one side.	All the remaining portion of road work to be done.	29,72	41,86	
			Carried over ..	761,62	112,92	

Appendix E.—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1921-22.	Work to be done after 1921-22.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1921-22.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
48	Police Accommodation, Mahim.	Jamadars Quarters completed ..	Brought forward ..	761,62	112,92	
			Nil. ..	4,33	..	
49	Nepean Sea Road Reclamation.	*Nil.* ..	*Nil.* ..	3	..	Completed in 1916-17.
50	Mazagaon Road Street Scheme.	*Mazagaon Chawls.* Blocks 13 & 14. Completed and occupied. ,, 15 1st floor completed. ,, 8 & 16 2nd ,, ,, ,, 9 & 11 3rd ,, ,, ,, 10 Roof work in hand. Will be ready for occupation by the end of July 1922. ,, 6 & 7 Foundations in progress. One block of Sweepers' chawls completed. 1000 feet of 3″ C.I. water supply pipe laid. 900 feet of 9″ sewer main laid in passages.	Remaining work of 14 blocks. Construction of roads and passages. Remaining work of sewer, storm water drain and water supply pipes.	15,67	10,90	
51	Poorer Class Accommodation Scheme for Century Mills.	Whole filling in practically completed. 15 chawls have already been put up by the Century Mills for their mill ands.	Remaining filling in will be completed.	1,24	71	
			Carried over ..	782,89	124,53	

Appendix E.—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1921-22.	Work to be done after 1921-22.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1921-22.	Estimated future expenditure	
1	2	3	4	5	6	7
				Rs.	Rs.	
52	Worli Street Scheme.. ..	(*A*) *Filling in* by hand 21,000 brass. ,, train 3,71,100 ,, ,, carts 2,400 ,, *Rock removal*, metal broken 3,413 brass. Rubble ,, 35,340 ,, 38,753 *Permanent Way.* About 8 miles of railway sidings were dismantled and relaid where required; general repairs and upkeep. *Rolling Stock.* Additional 60 trucks were in use. General repairs and upkeep. *Workshop and Engine Shed.* One steam hammer, cupola, air compressor, one stone crusher and one mortar mill put up and brought in use. General repairs of trucks and locomotives carried out. One Blacksmith's shed and carpenters' shed put up. *Hydraulic.* About ½ mile of pipes laid and connected with main as required. *Sea Wall.* 12,100 brass of rubble hearting done.	Brought forward .. 782,89 124,53 Remaining works of: 95,43 (*a*)30,52 (*A*) *Filling in* by hand 5,000 brass ,, ,, train 1,50,000 ,, ,, ,, carts 50,000 ,, *Rock removal* 40,000 ,, *Sea Wall* 7,500 ,, *Retaining Wall* 1,000 R. ft. *Rolling Stock.* General repairs and upkeep. (*B*) *Roads.* The remaining roadwork, sewers and drains, etc., will be carried on.			(*a*) This is the balance of the sanctioned estimate but a revised estimate has been approved. The scheme is expected to yield a net return of over Rs. 20 lacs instead of a previously anticipated loss of Rs. 9 lacs.
			Carried over ..	878,32	155,05	

Appendix E.—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1921-22.	Work to be done after 1921-22.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1921-22.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	878,32	155,05	
52	Worli Street Scheme—(*contd.*)	*Retaining Wall.* 20,000 c. ft. rubble masonry, 4,500 c. ft. concrete and 155 r. ft. reinforced concrete wall built, 6,000 s. ft. of cement pointing done to the wall. *Level Crossings* Out of 3 level crossings one removed and two are in use. *Housing* (*Superior*). One superior staff bungalow erected and general repairs done to the superior staff bungalows. *Housing* (*Labour*). 12 units of S. P. Sheds, 3 units of lower subordinates quarters completed. *Medical and Sanitation.* 97 in-door and 18,171 out-door patients treated in the Hospital. (This refers to medical and surgical cases). Besides 50 seat new latrine erected to replace the old one. 4 units of isolated wards put up for contagious diseases. *Miscellaneous.* In the Grain Shop about Rs. 43,600 worth of foodstuffs sold to the labourers.				
			Carried over ..	878,32	155,05	

Appendix E.—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1921-22.	Work to be done after 1921-22.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1921-22.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	878,32	155,05	
52	Worli Street Scheme—(*contd.*)	(*B*) *Roads :*— Cement concrete work of Road No. 1 Seaface Road is in hand and about 2,500 feet length with kerbing, water-tables and branch drains, etc., has been put in. Storm water drain for Road No. 12 and 5-B have been constructed to about 2,900 r. ft. completing main storm water drain of Road No. 5-B and connecting the same with storm water channel.				
53	Foras Road Street Scheme ..	*Foras Road Chawls :*— Blocks 1 to 8: completed, except the ground floors of Blocks 5 and 6 used for storing cement, and handed over for occupation. Except Block 11 every block in the scheme has been begun and the following progress made. Block 9 : 1st floor completed. ,, 10 2nd ,, ,, with columns for 3rd floor.	Remaining work of 19 blocks of chawls, with roadwork, drainage and a garden in front of Block 11.	26,69	..	Estimate exceeded.
			Carried over ..	905,01	155,05	

Appendix E.—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1921-22.	Work to be done after 1921-22.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1921-22.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	905,01	155,05	
53	Foras Road Street Scheme —*contd.*	Block 12 : Foundations laid. ,, 13 : Foundations, plinth and 1st floor columns completed. ,, 14 : 2nd floor with columns for 3rd floor. ,, 15 & 16 : Roof and partitions on two floors completed. ,, 17 : 3rd floor with columns for roof completed. ,, 18 : Do. do. ,, 19 : 3rd floor and half the roof completed.				
54	Kolbhatwadi	*Nil.*	The whole	17,13	13,96	
55	Police Accommodation Scheme, Chinch Bunder.	Underground storage tank and electric pump shed.	*Nil.* ..	1,95	..	
55A.	Police Accommodation Scheme, Mazagaon.	*Nil.* ..	*Nil.* ..	3,66	..	
56	Dharavi	(*A*) *Filling in.* Construction of temporary railway for training spoil from Ghatkoper was commenced and the following quantities of work being done :—Over 3 miles of railway completed using about 7,000 brass of earth. The track provisionally laid for about $2\frac{1}{2}$ miles. Workshop for the scheme erected and all plant installed.	(*A*) *Filling in.* The temporary railway will be completed and the work of reclamation put in hand. S. P. Sheds for labourers will be erected, Sea-wall, Retaining Walls and Road Crossings to be done. (*B*) *Roads.* Roads, drains and sewers as per development to be done.	36,13	172,32	
			Carried over	963,88	341,33	

Appendix E.—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1921-22.	Work to be done after 1921-22.	Borrowed capital including cost of management and establishment in thousands of rupees		Remarks.
No.	Name.			Spent to end of 1921-22.	Estimated future expenditure.	
1	2	3	4	5	6	7
			Brought forward ..	Rs. 963,38	Rs. 341,33	
57	Sewri-Wadala	Spoil filling brought in 4′-8½″ trucks from Rowli Hill to swamps lying north of Leper Asylum. Filling in work made good progress along Port Trust Railway near Oil Reservoir. Considerable improvement in the working of Sewri Quarries was possible and very large quantities of stone of all kinds was supplied to Trust Works.	The swamps and low-lying ground to the south of Leper Asylum to be filled in and a considerable amount of levelling work is expected in the neighbourhood of Sewri Quarry. Quarrying work will continue. All roads and drains as per development to be done.	67,92	77,24	Estimate will be exceeded and also the estimated future expenditure in Col. 6, which is based on the sanctioned estimate.
58	Worli Extension	Removal of spoil by the Municipality continued. Widening of Love Grove Road not completed owing to sewers not yet lowered by the Municipality.	Widening of Love Grove Road	27,87	4,04	
59	Sewri-Koliwada	*Nil.* ..	The whole	1	6,10	
60	Naigaum	Levelling and filling in S. W. drains 1,000 r. ft. Pipe-sewers 800 r. ft. Kohinoor Mills chawls. One Block completed. Other blocks in progress.	Remaining work of filling in, S. W. drains, pipe-sewers and roads. Remaining blocks of Kohinoor Mills Chawls.	43,75	32,41	Estimate for works will be exceeded, sale proceeds upto 1921-22 however amount to Rs. 8 lakhs.
			Carried over	1,103,43	461,12	

Appendix E.—*concld.*

Progress in Trust Schemes.

Schemes.		Work done in 1921-22.	Work to be done after 1921-22.	Borrowed capital including cost of management and establishment in thousands of rupees:		Remarks.
No.	Name.			Spent to end of 1921-22.	Estimated future expenditure.	
1	2	3	4	5	6	7
				Rs.	Rs.	
			Brought forward ..	1,103,43	4,61,12	
61	Ferguson Road	Filling in completed. A large area handed over to the Bombay Development Department for housing schemes and chawls are in progress of construction.	Roads with drains and sewers ..	11,45	4,34	Figures in Col. 6 will be slightly reduced as per revisd estimate approved by Board.
62	Love Lane	*Nil.* ..	The whole	5,33	12,50	
63	Police Accommodation Scheme, Dadar-Matunga, (North.)	Foundations in progress	The whole	..	4,57	
64	Do. DeLisle Road ..	*Nil.* ..	....	..	..	Scheme withdrawn by Government.
65	Poorer Class Accommodation Scheme for David Mills.	*Nil.* ..	The whole	2,15	1,05	
			Total ..	1,122,36	483,58	
				160,594		

Note:—The figures in columns 5 and 6 do not include charges for interest and sinking fund during the execution of the scheme.

Note:—The figures in column 5 represent the net expenditure after deducting sale proceeds. The figures in column 6 would require revision in the light of the detailed forecast under preparation.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix F.

Statement showing the progress of Acquisition in Sanctioned Schemes.

Note :—The Schemes not included in Column 1, either involve no acquisition or have not been sanctioned.

Scheme No.	Name.	Land acquired up to beginning of 1921-22.			Land acquired in 1921-22.			Total area acquired up to end of 1921-22.			Land yet to be acquired.					Remarks.
		No. of cases.	Total area acquired.	Award.	No. of cases.	Total area acquired.	Award.	No. of cases.	Total Area acquired.	Award.	No. of cases.	Area.	Estimated cost. Award.	Estimated cost. General charges at 10 per cent.	Estimated cost. Total.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1	First Nagpada	108	72,802	15,36,830	..	....	....	108	72,802	15,36,830	..	....	....	....	....	
2	Princess Street	392	1,20,147	67,47,234	..	....	....	392	1,20,147	67,47,234	..	....	....	....	....	
3	Sandhurst Road	545	2,48,526	82,45,146	..	....	....	545	2,48,526	82,45,146	..	....	....	....	....	
4	Gamdevi	68	1,81,658	12,15,960	..	....	....	68	1,81,658	12,15,960	..	....	....	....	....	
5	Dadar-Matunga	613	14,38,041	23,32,291	..	....	....	613	14,38,041	23,32,291	10	19,432	76,709	7,671	84,380	
6	Sion-Matunga	1,219	17,53,073	19,95,094	..	....	....	1,219	17,53,073	19,95,094	32	1,13,645	1,12,906	11,291	1,24,197	
7	Colaba Reclamation ..	1	9,152	13,000	..	....	....	1	9,152	13,000	..	....	....	....	....	
8	Mandvi Koliwada	208	29,376	19,80,091	..	....	....	208	29,376	19,80,091	..	....	....	....	....	
9	Sankli Street ..	1	340	17,000	..	....	....	1	340	17,000	..	....	....	....	....	
10	Plot South of Crawford Market	..	89	2,871	..	....	....	..	89	2,871	..	....	....	..	....	
13	Souter Street Extension, eastward.	2	7,484	20,786	..	....	....	2	7,484	20,786	..	....	....	....	....	
17	Duncan Road (Police) ..	3	329	38,967	..	....	....	3	329	38,967	..	....	....	....	....	
18	Shepherd Road (Police) ..	1	1,313	15,915	..	....	....	1	1,313	15,915	..	....	....	....	....	
27	Mathew Road	44	50,787	11,29,849	..	....	....	44	50,787	11,29,849	..	....	....	....	....	
29	Nowroji Hill	399	1,71,702	63,70,141	..	....	....	399	1,71,702	63,70,141	1	97	6,859	686	7,545	
30	Souter Street Extension, westwards.	6	16,909	69,542	..	....	....	6	16,909	69,542	..	....	....	....	....	
31	Parel	97	5,47,716	41,53,768	..	....	....	97	5,47,716	41,53,768	8	4,894	52,232	5,223	57,455	
32	East Agripada	206	2,04,613	22,53,874	..	....	....	206	2,04,613	22,53,874	7	1,517	31,126	3,113	34,239	
33	Bhatwadi	36	8,456	2,78,855	..	....	....	36	8,456	2,78,855	..	....	....	....	....	
34	Lamington Road (Police) ..	1	6,194	1	..	....	....	1	6,194	1	..	....	....	....	....	
36	Lamington Road	10	7,493	2,22,138	..	....	....	10	7,493	2,22,138	..	....	....	....	....	
37	Sydenham Road	310	70,209	1,04,82,122	..	....	....	310	70,209	1,04,82,122	22	11,089	11,67,878	1,16,788	12,84,666	
40	Byculla (Police)	1	16,369	1	..	....	....	1	16,369	1	..	....	....	....	....	
41	Tndria Street	46	6,408	4,61,735	..	....	....	46	6,408	4,61,735	1	87	6,265	626	6,891	
42	Spring Mills	1	20,030	76,076	..	....	....	1	20,030	76,076	..	....	....	....	....	
43	Parel Road (Central) ..	46	31,348	19,16,348	1	135	50,000	47	31,483	19,66,348	13	64,573	7,33,652	73,365	8,07,017	
44	Maharbavdi (Police).. ..	1	2,724	1	..	....	....	1	2,724	1	..	....	....	....	....	
45	Palton Road (Police) ..	1	5,924	1	..	....	....	1	5,924	1	..	....	....	....	....	
47	Parel Road (Northern) ..	93	50,826	25,18,716	3	21,152	2,05,744	96	71,978	27,24,460	32	94,971	4,75,541	47,554	5,23,095	
50	Mazagaon Road	6	25,804	3,26,199	1	7,615	1,20,000	7	33,419	4,16,199	6	29,188	3,53,801	35,380	3,89,181	
51	Century Mills	89	50,396	1,15,077	..	....	....	89	50,396	1,15,077	..	....	....	....	....	
52	Worli	537	9,19,773	44,53,359	109	5,29,646	25,09,955	646	14,49,419	69,63,314	731	3,96,752	47,11,686	4,71,169	51,82,855	
53	Foras Road	2	44,882	6,95,640	..	....	* 1,37,668	2	44,882	8,33,308	..	....	....	....	....	* Rs. 1,37,668 is the excess amount awarded by the Tribunal.
54	Kolbhatwadi	52	9,820	16,11,656	4	1,115	†50,801	56	10,935	16,62,457	4	2,045	1,59,543	15,954	1,75,497	† Includes Rs. 1,000 paid by the Trust over the L. A.O.'s award to the claimant out and out and the Reference withdrawn.
56	Dharavi	287	6,09,110	7,98,610	232	7,84,464	18,75,867	519	13,93,574	26,74,477	350	10,70,065	73,65,523	7,36,552	81,02,075	
57	Sewri Wadala	280	3,56,061	28,68,551	288	5,09,871	‡29,06,619	568	8,65,932	57,75,170	688	10,79,627	80,74,830	8,07,483	88,82,313	‡ Includes Rs. 8,728 paid by the Trust over the L. A.O's award to the claimants out and out and the References withdrawn.
58	Worli Extension	63	3,02,837	21,50,140	6	91,671	5,42,316	69	3,94,508	26,92,456	3	5,969	80,544	8,054	88,598	
59	Sewri Koliwada	..	....	....	..	....	....	..	....	....	133	30,957	4,50,000	45,000	4,95,000	
60	Naigaum	106	4,36,240	40,17,053	18	51,172	8,36,719	124	4,87,412	48,53,772	18	30,903	4,46,228	44,622	4,90,850	
61	Fergusson Road	95	1,66,886	3,99,899	1	863	2,373	96	1,67,749	4,02,272	..	....	....	....	....	
62	Love Lane	..	....	....	1	20,519	3,80,119	1	20,519	3,80,119	..	....	....	....	....	
64	De Lisle Road (Police) ..	..	....	....	..	....	....	..	....	....	4	8,500	4,60,000	46,000	5,06,000	
65	David Mills	..	....	....	1	15,079	1,89,965	1	15,079	1,89,965	3	5,663	60,035	6,004	66,039	
		5,976	80,01,847 =1,653 acres.	7,15,30,537 =£ 4,768,702	665	20,33,302 =120 acres.	98,08,146 = £ 653,876	6,641	1,00,35,149 =2,073 acres.	8,13,38,683 =£5,422,579	2 066	29,69,964 =614 acres.	2,48,25,358 =£ 1,655,024	24,82,535 = £ 165,502	2,73,07,893 =£ 1,820,526	

Note.—4,840 Sq.yds. = 1 acre. 1£ is assumed to be equivalent to Rs. 15, although the rate of exchange varies.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Area, Capital Value and Rental

(*Vide* Report,

ESTATE.	Disposed of to end of 1920-21.				Disposed of in 1921-22.			
	No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.
Schedule C.		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.
Flats	4	51·3	10,02	4·5	1	0·8	17	0·9
Kennedy Sea Face	1	4·0	0·2	0·01	..	..	..	..
Hornby Road	39	59·6	20,90	91·2	..	..	..	..
Marine Lines (including Admiral's Bungalow)	21	40·9	7,90	35·5	..	..	..	..
Wellington Lines	16	32·0	7,67	30·7	..	..	..	..
Wodehouse Road	19	40·4	7,92	34·4	1	0·1	3	0·2
Chaupati, East	4	2·2	78	3·5	..	..	..	..
Chaupati, West (including Old Distillery Plot)	26	82·7	11,51·7	51·6	..	..	..	..
Total ..	130	3,13·1	66,70·9	2,51·4	2	0·9	20	1·1
Schedule D.								
Agripada (including Scheme 9) ..	157	2,40·7	24,54	1,09·7	..	..	..	..
Connaught Road	17	12·2	93	4·2	..	..	..	..
Lands at Matunga	1	1·6	..	..	..	..	..	..
Total ..	175	2,54·5	25,47	1,13·9	..	..	..	..
Schedule E.								
Colába Reclamation	36	53·8	23,80	1,06·7	..	..	..	..
Napean Sea Road Reclamation ..	1	2·0	14	0·6	..	..	..	..
Total ..	37	55·8	23,94	1,07·3	..	..	..	..
Trust's own property.								
First Nagpada	62	47·5	8,19	36·7	..	..	..	..
Princess Street	115	71·8	94,01	4,16·6	..	..	..	..
Sandhurst Road	178	134·4	98,65	4,39·5	3	2·0	6,57	36·5
Gamdevi	118	101·3	21,78	89·6	..	..	..	..
Dadar-Matunga	656	814·4	87,98	3,94·9	2	1·6	24	1·3
Sion-Matunga	85	72·6	5,00	22·0	..	..	..	..
Mandvi Koliwada	33	19·3	19,43	87·2	..	..	..	..
Souter Street Extension, eastward ..	4	3·1	42	1·7	..	..	..	..
Mathew Road	21	34·5	11,09	45·0	..	..	..	..
Nowroji Hill	15	15·9	19,63	87·6	16	9·4	15,47	85·9
Parel	130	1,35·9	24,69	109·4	3	1·9	2,90	15·7
East Agripada	46	56·3	9,59	42·2	2	11·2	1,81	10·1
Bhatwadi	10	5·2	1,09	4·2	..	..	..	..
Chunam Kiln Road	1	0·3	13	0·6	..	..	..	..
Undria Street	3	0·7	13	0·6	..	..	..	..
Parel Road Central Street Scheme ..	2	1·2	3,20	..	..	..	..	..
Mazagaon Street Scheme	1	2·2	1,21	5·4	1	1·0	45	2·0
Worli Street Scheme	2	5·9	2,97	..	..	..	..	..
Kolbhatwadi Improvement Scheme ..	1	0·6	42	2·5	..	..	..	..
Dharavi Street Scheme	1	28·3	234	..	1	50·8	140	..
Naigaum Street Scheme	8	92·6	1,649	20·0	3	20·2	328	4·2
Total ..	14,92	16,44·0	4,28,44	18,05·7	31	98·1	3,212	155·7
Carried over ..	18,34	22,67·4	5,44,56	22,78·3	33	99·0	3,232	156·8

G.

are shown in thousands.

para. 12).

Disposed of to end of 1921-22.				Balance available for leasing.				Remarks.
No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.	
	Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.	
5	52·1	(a) 10,19	5·4	..	..	..	..	(a) Includes Rs. 4,50,000 for premia.
1	4·0	0·2	0·01	..	..	..	..	
39	59·6	(b) 21,20	91·2	..	..	..	..	(b) Includes Rs. 40,383 for premia.
21	40·9	7,90	35·5	..	..	..	..	
16	32·0	7,67	30·7	..	..	..	..	
20	40·5	7,95	34·6	..	..	..	..	
4	2·2	78	3·5	1	2·5	34	1·9	
26	82·7	(c) 11,51·7	51·6	15	20·0	3,26	18·1	(c) Including Rs. 5,000 for fine.
132	314·0	67,20·9	2,52·5	16	22·5	3,60	20·0	
(d)								(d) Two plots (Schedule plots Nos. 4 and 5) acquired by Government.
157	2,40·7	(e) 24,61	1,09·7	9	15·0	1,35	6·1	(e) Includes Rs. 10,744 for premia and Rs. 10,334 for fine.
17	12·2	(f) 95	4·2	..	..	..	..	(f) Includes Rs. 2,094 for premia.
4	1·6	..	..	..	..	..	..	
175	2,54·5	25,56	1,13·9	9	15·0	1,35	6·1	
36	53·8	(g) 23,80	1,06·7	..	..	..	..	(g) Includes Rs. 3,270 for fine and Rs. 2,896 for premia.
1	2·0	14	0·6	..	..	..	..	
37	55·8	23,94	1,07·3	..	..	..	..	
62	47·5	(h) 8,24	36·7	..	..	..	..	(h) Includes Rs. 100 for fine and Rs. 5,000 for premia.
115	71·8	(i) 94,01	4,16·6	1	0·9	15	0·8	(i) Rs. 1,27,712 for premia and Rs. 4,000 for fine are included.
181	136·4	(j) 1,06,27	4,76·0	3	3·5	3,00	16·7	(j) Including Rs. 1,70,675 for premia and Rs. 24,505 for fine.
118	101·3	(k) 21,83	89·6	..	..	..	..	(k) Includes Rs. 1,88,607 for premia and Rs. 3,000 for fine.
658	816·0	(l) 88,62	3,96·2	71	1,18·5	1,43	70·0	(l) Includes Rs. 65,924 for premia and Rs. 3,683 for fine.
85	72·6	(m) 5,00	22·0	12	17·5	1,71	7·6	(m) Including Rs. 12,500 for premia.
33	19·3	(n) 19,43	87·2	..	..	..	..	(n) Includes Rs. 2,200 for premia.
4	3·1	(o) 42	1·7	5	3·9	51	2·8	(o) Includes Rs. 2,800 for premia.
21	34·5	(p) 11,67	45	..	..	..	..	(p) Includes Rs. 1,65,142 for premia.
31	25·3	(q) 35,10	1,73·5	7	4·4	625	34·7	(q) Includes Rs. 14,409 for premia.
133	1,37·8	(r) 27,59	1,25·1	18	10·3	344	19·2	(r) Includes Rs. 4,300 for fine.
48	67·5	(s) 11,40	52·3	24	7·2	156	8·6	(s) Includes Rs. 39,578 for premia.
10	5·2	(t) 1,09	4·2	..	..	..	..	(t) Including Rs. 15,219 for premia and Rs. 200 for fine.
1	0·3	13	0·6	..	..	..	..	
3	0·7	13	0·6	7	1·7	68	3·0	
2	1·2	3,20	..	..	..	..	..	
2	3·2	1,66	7·4	..	..	..	..	
2	5·9	2,97	..	..	..	..	..	
1	0·6	42	2·3	..	..	..	..	
2	79·1	(u) 514	..	..	..	..	..	(u) Including Rs. 2,57,080 for premia.
11	1,12·8	(v) 21,18	24·2	..	..	..	..	(v) Includes Rs. 4,38,413 for premia.
15,23	1,742·1	4,65,50	19,61·4	148	1,67.9	18,73	1,63.4	
18,67	23,66·4	5,82,20·9	24,35·1	173	2,05·4	23,68	1,89·5	

Appendix

Area Capital Value and Rental

(*Vide* Report

ESTATE.	Disposed of to end of 1920-21.				Disposed of in 1921-22.			
	No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.
		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.
Brought over ..	18,34	22,67·4	5,44,56	22,78·3	33	99·0	32,32	156·8
Police Accommodation Schemes.								
14 Nagpada	1	4·0	72	3·2	..	..	..	..
16 Wodehouse Road	1	6·6	76	3·4	..	..	..	..
17 Duncan Road	1	0·3	38	1·7	..	..	..	..
18 Shepherd Road	1	1·2	15	0·7	..	..	..	..
19 Agripada	2	4·8	45	2·1	..	..	..	..
23 Connaught Road	2	1·7	13	0·6	..	..	..	..
24 Princess Street	2	1·5	151	6·8	..	..	..	..
25 Gamdevi	2	1·8	45	2·0	..	..	..	..
34 Lamington Road	1	6·1	..	..	..	..	..	..
35 Sandhurst Road, West	1	0·9	39	1·6	..	..	..	..
39 Sandhurst Road, East	4	2·8	197	8·9	..	..	..	..
40 Byculla	1	16·4	..	..	..	..	..	..
44 Maharhavdi	1	2·7	..	..	..	..	..	..
45 Palton Road	1	5·7	..	..	..	..	..	..
48 Mahim	..	..	..	..	1	6·3	..	..
55 Nowroji Hill	1	3·0	152	6·8	..	..	..	..
55A Mazagaon	..	..	..	..	1	5·1	..	..
63 Dadar-Matunga, North	3	8·4	80	3·6	..	..	..	..
Total ..	25	67·9	923	41·4	2	11·7	..	..
Poorer Classes Accommodation Scheme.								
42 Spring Mills	1	20·0	76	3·4	..	..	..	..
65 David Mills	..	..	..	..	1	15·1	206	12·3
Total ..	1	20·0	76	3·4	1	15·1	206	12·3
Grand Total ..	18,60	23,55·3	5,54,55	23,23·1	36	125·8	34,38	169·1

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are shown in thousands.

para. 12).

Disposed of to end of 1921-22.				Balance available for leasing.				Remarks.
No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.	
18,67	Sq. yds. 23,66·4	Rs. 5,82,20·9	Rs. 24,35·1	173	Sq. yds. 2,05·4	Rs. 23,68	Rs. 1,89·5	
1	4·0	72	3·2	..	..	..	..	
1	6·6	76	3·4	..	..	..	..	
1	0·3	38	1·7	..	..	..	..	
1	1·2	15	0·7	..	..	..	..	
2	4·8	45	2·1	..	..	..	..	
2	1·7	13	0·6	..	..	..	..	
2	1·5	151	6·8	..	..	..	..	
2	1·8	45	2·0	..	..	..	..	
1	6·1	..	..	..	..	..	..	Nominal.
1	0·9	39	1·6	..	..	..	..	
4	2·8	197	8·9	..	..	..	..	
1	16·4	..	..	..	..	..	..	Nominal.
1	2·7	..	..	..	..	..	..	,,
1	5·7	..	..	..	..	..	..	,,
1	6·3	..	..	..	..	..	..	,,
1	3·0	152	6·8	..	..	..	..	
1	5·4	..	..	..	..	..	..	Nominal.
3	8·4	80	3·6	..	..	..	..	
27	79·6	923	41·4	..	..	..	..	
1	20·0	76	3·4	..	..	..	..	
1	15·1	206	12·3	..	..	..	..	
2	35·1	282	15·7	..	..	..	..	
*18,96	24,81·1	5,94,26	24,92·2	173	2,05·4	23,68	1,89.5	*Exclusive of 9 plots sold outright.

E. G. TURNER, *Chairman*,

City of Bombay Improvement Trust.

Appendix H-1.

Statement showing completed Police Accommodation Schemes.

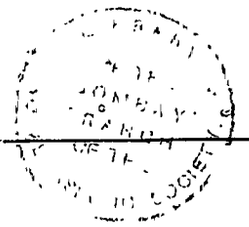
Serial No.	Scheme. No.	Scheme. Name.	Date of completion.	Number of persons accommodated. Officers.	Number of persons accommodated. Men.	Area of site.	Cost of site.	Cost of buildings, etc.	Interest charges, etc.	Total capital cost.	Rent payable by Government.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13
							Rs.	Rs.	Rs.	Rs.	Rs.	
1	18	Shepherd Road * ..	1-11-05	6	128	1,237	15,173	20,135	2,495	37,803	1,781	* With stable for 19 horses.
2	16	Wodehouse Road ..	31-3-06	5	224	6,578	76,302	2,44,006	14,027	3,34,335	15,747	
3	14	Nagpada	1-4-06	3	60	3,955	71,876	82,596	17,369	1,71,841	8,094	
4	17	Duncan Road	6-10-08	..	8	316	37,536	19,272	5,900	62,708	2,910	
5	23	Connaught Road	11-1-09	2	28	1,689	13,409	68,211	8,921	90,541	4,219	
6	19	Agripada	†1-6-09	5	60	4,851	44,876	1,37,800	19,332	2,02,008	9,414	† Different buildings were completed on different dates but the lease runs from 1st June 1909.
7	24	Princess Street	31-5-10	5	5	1,492	1,51,413	1,19,253	12,621	2,83,287	13,145	
8	25	Gamdevi	1-12-16	7	..	1,794	44,850	82,740	17,176	1,44,766	6,678	
9	34	Lamington Road	27-9-19	8	220	6,194	1	‡	‡	‡	‡	
10	35	Sandhurst Road, West ..	1-7-20§	3	33	868	34,720					
11	39	Do. do. East ..	15-11-20	9	100	2,773	1,96,810					
12	40	Byculla	10-7-21	16	157	16,618	1					
13	44	Maharbavdi	26-6-20	7	57	2,652	1	As final the Executive Engineer, President, the total capital cost cannot be ascertained and the rent fixed.	accounts have not been settled by			‡ Not yet fixed.
14	45	Palton Road	1-12-20	7	295	5,648	1					§ Dates of occupation for items Nos. 10 to 17.
15	48	Mahim	1-10-20	7	125	6,337	1					
16	55	Chinch Bunder	1-2-21	7	24	3,032	1,51,600					
17	55A	Mazgaon	1-12-20	2	205	5,351	1					
		Total ..		99	1,729	71,385	8,38,571	7,74,013	97,841	13,27,289	61,988	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix H-2.

Police Accommodation Schemes.

Progress during 1921-22.



Serial No.	Description of works.	No. of persons to be accommodated.	Remarks.
1	Scheme No. 35 Police Accommodation, Sandhurst Road, West.	3 Indian Sub-Inspectors and 33 Constables.	Represented in November 1914. Possession of the site given in December 1919. Notified in December 1920. Government sanction in February 1922 (G.R., H.D., No. 1393 of 22nd February 1922). Quarters occupied, rear and side open spaces paved, compound gates completed.
2	Scheme No. 39 Police Accommodation, Sandhurst Road, East.	3 European Officers, 6 Indian Sub-Inspectors, 10 Head Constables and 90 Constables.	Represented in October 1914. Sanctioned by Government and declared in 1917 (G.R., J.D., No. 1149 of 22nd February 1917). Possession to P.W.D. in 1919. Revised plans and estimates sanctioned by the Board and the Government in 1921 (T.R. 370 of 28th June 1921). Buildings completed and occupied. Pavement work in hand.
3	Scheme No. 40 Police Accommodation, Byculla.	2 Superintendents, 4 European Inspectors, 4 Sergeants, 3 Indian Sub-Inspectors, 3 Jamadars, 10 Head Constables, 125 Constables and 22 servants.	Represented in May 1914. Sanctioned by Government and declared in 1915 (G.R., J.D., No. 4899 of 12th July 1915). Possession to P.W.D. in 1919. Revised plan and estimates sanctioned by Board and Government in 1921 (T.R. 274 of 10th May 1921). Motor garages conditionally allowed. (T.R. 25 of 10th January 1922). Compound work not completed.
4	Scheme No. 44 Police Accommodation, Maharbavdi.	4 European Officers, 3 Indian Sub-Inspectors and 57 Constables.	Sanctioned by Government in 1914 and declared in March 1915 (G.R., J.D., No. 1748 of 10th March 1915). Estimate revised and sanctioned. (T.R. 145 of 18th May 1915). Sanction to further revised estimates awaited. Buildings, compound wall, and other miscellaneous works completed and all of them occupied since 1920.
5	Scheme No. 45 Police Accommodation, Palton Road.	4 European Officers, 3 Indian Sub-Inspectors, 20 Head Constables and 275 sepoys.	Represented in March 1914. Sanctioned by Government and declared in 1919 (G.R., J.D., No. 4436 of 4th June 1919). Revised plans and estimates sanctioned by Board (T.R. 166 of 31st March 1921), and by Government in June 1921. Underground storage tank completed.
6	Scheme No. 46 Police Accommodation, Naigaum.	1 Inspector, 1 Dy. Inspector, 2 Sergeants, 2 Indian Sub-Inspectors, 1 Jamadar, 10 Head Constables and 90 Constables.	Represented in 1920. Detailed plans and estimates awaited from P.W.D. (T.R. 504 of 6th September 1921).
7	Scheme No. 48 Police Accommodation, Mahim.	4 European Officers, 2 Indian Sub-Inspectors, 1 Jamadar, 10 Head Constables and 115 Constables.	Scheme in accordance with the fresh representation sanctioned by the Board and Government in February 1922 (G.R., H.D., No. 1394 of 22nd February 1922). Buildings including Jamadar's quarters completed.
8	Scheme No. 55 Police Accommodation, Chinch Bunder Road.	4 European Officers, 3 Indian Sub-Inspectors, 4 Head Constables and 20 Constables.	Represented in September 1918. Sanctioned by Government in February 1922 (G.R., H.D., No. 1392 of 22nd February 1922). Buildings with storage tank and electric pump completed.
9	Scheme No. 55A Police Accommodation, Mazagaon.	1 Indian Sub-Inspector, 1 Jamadar, 5 Head Constables and 200 Constables.	Represented in December 1918. Sanctioned by Government in February 1922 (G.R., H.D., No. 1096 of 22nd February 1922). Quarters for 5 Head Constables and 200 Constables completed and occupied. Remaining buildings not commenced.
10	Scheme No. 63 Police Accommodation, Kingsway.	1 Inspector, 1 Dy. Inspector, 2 Sergeants, 2 Indian Sub-Inspectors, 1 Jamadar, 10 Head Constables and 96 Constables.	Represented in November 1919. Notified in 1921 (T.R. 402 of 19th July 1921). Site handed over to P.W.D., 17th February 1922.
11	Scheme No. 64 Police Accommodation, DeLisle Road.	1 Inspector, 1 Dy. Inspector, 2 Sergeants, 3 Indian Sub-Inspectors, 1 Jamadar, 8 Head Constables and 104 Constables.	Represented in December 1919. Notified in February 1921. Government communication to drop the Scheme in December 1921.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust

Appendix

Particulars of

Capital cost and

Serial No.	CHAWL. Name.		Year in which site of chawls was appropriated for construction of chawls.	Open spaces in the chawl site.	Area actually occupied by the buildings.	Total area of the site of chawls (col. 4 + col. 5).	Rate per Sq. yd. as in the year given in col. 3.	Value of site (col. 6) as in the year given in col. 3.	Constructional cost of chawls including 7½ per cent. for management and establishment.	Cost of work, value of land, management and establishment charges (col. 8 + col. 9).	Interest and sinking fund charges on capital outlay at 4·61 per cent. on col. 10 upto No. 13 and thereafter at 6·35 per cent.	Full letting value per annum.	Annual profit + loss—taking net revenue at 4rds of full letting value (4rds of col. 12—col. 11).
1	2		3	4	5	6	7	8	9	10	11	12	13
				Sq. yds. (a)	Sq. yds.	Sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1	1-4	Agripada A Chawls.	1900	4,079	3,206	7,285	7	50,995	1,84,660	2,35,655	10,864	15,115	—788
2	5-16	Agripada B Chawls.	1903	5,924	6,001	11,925	6	71,550	5,39,171	6,10,721	28,154	43,474	+829
3	31,32, 38,40, 45 & 46	Agripada C Chawls.	1908	2,825	3,426	6,251	6	37,506	2,76,214	3,13,720	14,462	20,734	—639
4	19-24	Chandanwadi Chawls.	1904	5,365	4,299	9,664	15	1,44,960	3,74,555	5,19,515	23,950	45,274	+6,233
5	25-27, 29,30 & 41	Imamwada A Chawls.	1905	7,857	5,585	13,442	13-8	1,81,467	4,95,426	6,76,893	31,205	46,128	—453
6	50	Imamwada B Chawls.	1905	588	361	949	13-8	12,811	19,368	32,179	1,483	1,575	—433
7	33-37	Mandvi Koliwada Chawls.	1908	893	3,276	4,169	75	3,12,675	2,74,781	5,87,456	27,082	42,024	+934
8	51	Matunga Chawls.	1915	574	370	944	5	4,720	42,133	46,853	2,159	686	—1,702
9	17-18	Nagpada A Chawls.	1903	1,510	1,059	2,569	7	17,983	81,905	99,888	4,605	7,560	+435
10	39	Nagpada B Chawls.	1904	1,122	977	2,099	7	14,693	99,320	1,14,013	5,256	7,560	—216
11	28	Princess Street Chawls.	1907	1,047	433	1,480	30	44,400	42,217	86,617	3,993	4,224	—1,177
12	42-44, & 47-49.	Suparibaug Chawls.	1910	5,157	2,924	8,081	4-8	36,364	3,36,818	3,73,182	17,204	20,509	—3,531
13	52-57	Chinch Bunder Chawls.	1913	4,613	3,883	8,496	(c) 26-66	(b) 2,26,560	3,77,144	6,03,704	27,831	44,100	+1,569
14	58-61	Mahar Chawls.	1921	1,754	2,427	4,181	15	62,715	4,16,137	4,78,852	30,407	26,556	—12,703
		Total ..	..	43,308	38,227	81,535	..	12,19,399	35,59,849	47,79,248	2,28,655	3,25,519	—11,640
	Peons' Chawls		1921	2,375	1,044	3,419	15	51,285	1,63,214	2,14,499	13,620	11,618	—5,875
	Kalapani Chawls ..		1921	5,068	2,692	7,760	15	1,16,400	4,52,354	5,68,754	36,115	13,082	—27,394
	Foras Road Chawls‡ ..		1922	..	..	..	..	..	..	..	..	..	..

I.1.

Trust Chawls.

net annual return.

Percentage of net annual return (col. 12) on capital cost (col. 10).	Number of rooms.	Number of floors including ground floor.	Land per room (col. 6 ÷ col. 15).	Rent per room.	Floor area of tenement, inclusive of verandah.	Capital cost of land and works per room (col. 10 ÷ col. 15).	Capital cost of works per room (col. 9 ÷ col. 15).	Net profit + or loss — per room (col. 13 ÷ col. 15).	Remarks.
14	15	16	17	18	19	20	21	22	23
			Sq. yds.	Rs. a.	Sq. ft.	Rs.	Rs.	Rs.	
4·28	307	3	23·73	3-13	175	767	601	—2·57	(*a*) This area is exclusive of the site of the weaving shed, and a strip of land 6 feet in width surrounding the shed.
4·75	288 640	4	12·85	3-13	142 110	658	581	+0·89	
4·41	432	4	14·47	3-13	177	726	640	—1·48	*The rates per square yard, given in column 7, are those which the sites of chawls as given in column 6, could have fetched subject to the Board's usual regulations in the open market in the year given in column 3.
5·81	673	4	14·36	5-8	125	772	557	+9·26	(*b*) This figure represents the value at Rs. 40 per sq. yd. of the site situated between the 25′ road and the railway, and admeasuring 5,664 sq. yards.
4·54	877	4	15·33	4-6	135	772	565	—0·52	
3·26	30	2	31·63	4-6	160	1,073	646	—14·43	(*c*) This figure is arrived at by dividing the figure (*b*) by 8,496 sq. yds.
4·77	222	4	18·77	5-8	176	2,646	1,238	+4·21	
0·98	15	1	62·93	3-13	120	3,123	2,809	—113·5	The figures given in columns 20, 21 and 22 given against Mandvi and Chinch Bunder Chawls are vitiated by the fact that the capital cost of the chawls includes the cost of godowns and shops on the ground floor. Omitting these chawls and the workmen's cottages in Matunga, the average cost per room is Rs. 952 (land 240 + construction Rs. 712).
5·05	144	4	17·84	4-6	148	694	569	+3·02	
4·42	144	4	14·58	4-6	160	792	690	—1·50	In addition to rooms shown in column 15 there are in Mandvi 26 godowns let at rents, ranging from Rs. 9/8 to Rs. 90 per godown, and 30 shops let at rents, ranging from Rs. 20 to Rs. 40 per shop per month, and in Chinch Bunder 33 godowns let at Rs. 55 per month occupying the whole ground floor.
3·25	64	4	23·12	5-8	131	1,353	660	—18·38	
3·66	480	4	16·84	3-9	176	777	702	—7·30	
4·87	372	4	22·84	5-0	176	1,623	1,014	+4·22	The rooms in Agripada B are of two kinds, 640 larger, measuring 142 sq. ft. and 288 smaller, measuring 110 sq. ft. floor area.
3·69	320	4	13·07	7-0	176	1,496	1,300	—39·69	The averages given in columns 20, 21 and 22 are for all chawls except Chinch Bunder, Matunga and Mandvi.
4·54	5,008	..	..	Average.		952	712	—2·32	†Exclusive of looms.
3·61	120	3	28·49	7,10 & 13-8	..	1,787	1,360	—48·96	‡Two Blocks containing 160 rooms have been leased to B.B. & C.I. Ry. Coy. on payment of Rs. 700 per annum and a premium of Rs. 2,96,000. Two other Blocks were ready for occupation containing 160 rooms in the last month of the year.
1·53	†240	4	32·33	7	..	2,369	1,884	—114·14	
..	..	..	..	..	..	..	..	..	

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix
Particulars of

Number of tenants, full letting value

Item No.	CHAWL. Name	Let for living purposes.	NUMBER OF TENEMENT: Temporarily occupied for Board's purposes. Occupied by Muccadams.	Used as office and stores.	Temporarily occupied by schools.	Chawl tendent's quarters including office and stores.	Total cols. 3 to 7.	Shops.	Godowns.	Monthly: Let for living purposes.	Temporarily occupied for Board's purposes.	Temporarily occupied for school purposes.
1	2	3	4	5	6	7	8	9	10	11	12	13
										Rs. a. (h)	Rs. a. (d)	Rs.
1	1-4 Agripada A Chawls	(e) 283	2	..	..	2	287	20	..	1,098-10	7-0	..
2	5-16 Ditto. B Chawls.	(f) 913	..	..	..	..	913	15	..	3,484-11	..	..
3	31,32, 38, 40, 45 & 46 Ditto. C Chawls.	406	..	..	7	..	413	19	..	1,547-14	..	26-15
4	19-24 Chandanwadi Chawls.	663	1	..	..	1	665	8	..	3,046-8	5-0	..
5	25-27 Imamwada A Chawls.	876	..	..	..	1	877	..	..	3,832-8	..	..
6	50 Imamwada B Chawls.	30	..	..	..	..	30	..	..	131-4	..	..
7	33,35, 36 & 37 Mandvi Koliwada Chawls.	218	..	..	4	..	222	30	26	1,199-0	..	22-0
8	51 Matunga Chawls ..	15	..	..	..	..	15	..	..	57-3	..	..
9	17-18 Nagpada A Chawls.	143	1	..	..	..	144	..	..	626-0	4-0	..
10	39 Ditto. B Chawls.	144	..	..	..	..	144	..	..	30-0	..	..
11	28 Princess Street Chawls.	64	..	..	..	..	64	..	..	352-0	..	..
12	42,44, 47& 49 Suparibaug Chawls.	477	1	2	..	..	480	..	..	1,699-5	9-12	..
13	52,57 Chinch Bunder Chawls.	372	..	..	..	..	372	..	33	1,860-0	..	..
14	58-61 Mahar Chawls. ..	308	..	..	8 4	..	320	..	..	2,156-0	..	56-0 1-0
	Total ..	4,912	5	2	23	4	4,946	92	59	22,320-15	25-12	105-15
1	62 Peons' Chawls ..	120	..	..	..	..	120	..	..	..	..	..
2	63 Kalapani Chawls .	240	..	..	..	1	241	..	610*	..	..	..
3	.. †Foras Road Chawls.	..	..	..	..	..	..	..	..	..	..	..

I-2.

Trust Chawls.

and permissible and actual population.

Rent. Chawl tenant's quarters including office and stores.	Rent. Total cols. 11 to 14.	Rent. Shops.	Rent. Godowns.	Total Annual Rent 12 times cols. 15 to 17.	Maximum permissible population in adults. Total tenements.	Maximum permissible population in adults. Population per tenement.	Maximum permissible population in adults. Total population.	Actual population in January 1922. Persons.	Actual population in January 1922. Equivalent adults.	Population per acre in largest groups.	Remarks.
14	15	16	17	18	19 (g)	20	21	22	23	24 (i)	25
Rs. a.	Rs. a.	Rs. a.	Rs.	Rs.							
(a) 12-0	1,117-10	141-15	..	15,115	307	5	1,535	1,194	10,42		(a) Out of Rs. 12, Rs. 7 are for Chawl Superintendent's quarter and Rs. 5 for office, etc.
..	3,484-11	138-3	..	43,474	288 / 640	4½ / 3	3,216	2,715	24,35	784	(b) Out of Rs. 9-8, Rs. 7 are for Chawl Superintendent's quarter and Rs. 2-8 for office, etc.
..	1,574-13	153-0	..	20,734	432	5	2,160	1,574	1,403		(c) Out of Rs. 11-8, Rs. 7 are for Chawl Superintendent's quarter and Rs. 4-8 for office, etc.
(b) 9-8	3,661-0	111-13	..	45,274	673	3½	2,357	2,044	1,781	921	(d) Rs. 7 are for Chawl Superintendent's quarter only.
(c) 11-8	3,844-0	..	..	46,128	877	4	3,508	2,833	2,509		(e) Out of 283, 9 rooms are two-roomed tenements at Rs. 6+remaining 274 at Rs. 3-13 per month.
..	131-4	..	..	1,575	30	5	150	90	83	985	(f) Out of 913, 1 room is two-roomed tenement at Rs. 7-11 per mensem and the rest 912 are at Rs. 3-13 per mensem.
..	1,221-0	883-0	1,398-0	42,024	222	5	1,110	695	609	476	The monthly rent per room is— (i) Rs. 5-8-0 for Chandanwadi Chawls, Princess Street and Mandvi Koliwada. (ii) Rs. 4-6-0 for Imamwada and Nagpada. (iii) Rs. 5 for Chinch Bunder. (iv) Rs. 3-13-0 for Agripada and Matunga. (v) Rs. 3-9-0 for Suparibaug Chawls. (vi) Rs. 7 for Mahar Chawls and Kalapani Chawls. (vii) Rs. 10 and Rs. 7 and Rs. 13 for Peons' Chawls and Foras Road Chawls.
..	57-3	..	..	686	15	5	75	70	56	..	
..	630-0	..	..	7,560	144	4½	648	479	432	1,018	
..	630-0	..	..	7,560	144	4½	648	498	425		
..	352-0	..	..	4,224	64	4	256	329	293	..	(g) The figures in column 19 include Chawl Superintendent's quarters but not godowns and shops at Mandvi and Chinch Bunder. They include shops at Agripada and Chandanwadi as these are allowed to be used for human habitation.
..	1,709-1	..	..	20,509	480	5	2,400	1,536	1,412	920	(h) This figure of monthly rent is made up as follows:— 9 two-roomed tenements at Rs. 6 per month .. Rs. 54-0-0 274 one-roomed tenements at Rs. 3-13 per month .. ,, 1,044-10-0 Rs. 1,098-10-0
..	1,860-0	..	1,815-0	44,100	372	5	1,860	1,478	1,316	666	
..	2,213 0	..	..	26,556	320	5	1,600	1,833	1,602	1,340	(i) The figures in Col. 24 are got by distributing the actual population (column 22) over the area made up of chawl site plus half area of adjacent streets and in case of Mandvi and Chinch Bunder 20′ strip along the adjacent railway.
33-0	22,485-10	1,427-15	3,213-0	3,25,519	5,008 ‡	..	21,523	17,368	15,398	7,110	
..	..	..	..	11,618	120	5	575	407	379	..	Occupied from June 1921.
..	..	..	..	13,082	401	5	1,205	594	536	..	Occupied from 1st September 1921.
..	..	..	..	..	..	..	..	..	..	..	* Looms on the ground floor. Occupied from February 1922. † Two Blocks containing 160 rooms leased to B.B. & C.I. Ry. Coy. on payment of Rs. 700 per annum and a premium of Rs. 2,96,000.

‡ Includes 65 shops used as living rooms—*vide* note (*g*). Total number of rooms including shops, godowns, eight shops built in verandahs of chawls and 15 rooms in Chawl Superintendent's quarters is 5.120. The rooms in the Peon's Chawls and Kalapani Chawls were let only in the middle of the year and are not included in the total.

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix J-1.

Roads handed over to the Municipality before 1922-23.

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Outlay to end of March 1922.	Remarks.
1	2	3	4	5	6	7
					Rs.	
Prior to 1st April 1921, *vide* Administration Report for 1920-21.	Roads in—					
	Schedule "C" lands.	12,074	..	55,175	3,40,871	
	Do. "D" lands.	18,990 (3,219)*	..	64,051	3,04,700	
	Do. "E" lands.	4,276 (4,002)*	..	26,406	1,42,564	
	Scheme 1 ..	2,983	..	14,648	87,106	
	Do. 2 ..	7,208	..	44,082	2,18,064	
	Do. 3 ..	10,656 (702)*	..	69,508	3,91,498	
	Do. 4 ..	10,175 (2,786)*	..	42,232	2,91,859	
	Do. 8 ..	2,405	..	9,194	57,179	
	Do. 9 ..	486	..	2,162	10,007	
	Do. 13 ..	318	..	1,413	7,092	
	Do. 27 ..	1,938 (450)*	..	13,761	58,608	
	Do. 29 ..	2,340	..	10,400	48,186	
	Do. 31 ..	6,360	..	22,404	4,70,592	
	Do. 32 ..	1,616	..	5,473	2,73,738	
	Do. 33 ..	473	..	1,400	7,868	
	Do. 36 ..	1,225 (1,210)*	..	9,511	70,540	
	Total ..	83,523 (12,369)*	..	3,91,820	27,80,472	
During 1921-22.		—	—	Nil.	—	
	Grand Total ..	83,523 (12,369)*	..	3,91,820	27,80,472	

*Footpaths not taken into account.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix J-2.

Roads constructed before 1922-23 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1921.	Outlay during 1921-22.	Remarks.
1	2	3	4	5	6	7
Schedule "C".				Rs.	Rs.	
Wodehouse Road Estate.						
Accommodation Road ..	443	23	1,132	4,592	..	Complete.
Total ..	443	..	1,132	4,592	..	
Schedule "D."						
West Agripada Scheme No. 11.						
Moreland Road footpaths	(1,815'-8")	8'-4"	1,681	10,197		
Club ,, ,,	(1,247)	10'	1,381	9,160		
Footpath Circus Avenue ..	(535)	13'-4"	792	4,093		
,, Wylie Road ..	(751'-3")	13'-4"	1,113	4,798		
,, ,, ,, ..	(251'-9")	6'-8"	188	811		
,, Gell Street ..	(469'-6")	(13'-4")	695	3,242		
,, ,, ,, ..	(153)	(6'-8")	113	491		
,, Motlibai Street .	(1,022)	(13'-4")	1,513	9,625		
,, Rebsch Street ..	(1,021)	(13'-4")	1,511	6,674		
,, Agripada Chawl Street ..	(9)	(13'-6")	13	68		
,, ,, ,, ..	(381'-6")	(6'-8")	283	1,485		
,, Rebsch Street ..	(243)	20	551	2,375		
,, ,, ,, ..	(488)	20	1,083	4,669		
,, Club Back Road	(415)	13'-4"	615	3,078		
,, ,, ,, ..	(674)	20'-0"	1,499	6,463		
,, Reynolds Road .	(1013)	13'-4"	1,500	7,679	4,468	Incomplete.
,, Club Cross Road.	(200)	30	667	2,876		
,, Motlibai Street .	(428)	20	951	4,100		
Souter Street	(1,484)	20	3,297	16,967		
,, ,, ...	(243)	10	270	1,244		
Gilder Street Schedule "D" lands (footpaths) .	(180)	20	400	2,047		
Gilder Street to Jetha Street (footpaths) ..	(1,863)	20	4,140	18,959		
Additional portion of Gilder Street from Jetha Street to Club Road ..	(310)	20	689	2,976		
East Agripada.						
Tank Pakhady Street ..	(1,090)	13'-4"	1,615	9,960	13,757	Incomplete.
Milk Street	(338)	13'-4"	501			
Water Street	(150)	13'-4"	222			
Byculla Station Road ..	(56)	16'-8"	103			
Total ..	(16,834)	..	27,386	1,34,037	18,225	..
Carried over ..	443 (16,834)	....	28,518	1,38,629	18,225	

Appendix J.2—*Contd.*

Roads constructed before 1922-23 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1921.	Outlay during 1921-22.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	443 (16,834)	..	28,518	1,38,629	18,225	
Scheme 2.						
Tarring service passage in Scheme No. 2	..	..	..	3,188	..	Incomplete.
Kitchen Garden Lane ..	147	..	653	4,118	..	Incomplete.
Total ..	147	..	653	7,306	..	
Scheme 3.						
Footpaths between Breach Candy and Falkland Roads	(6,872)	13′-4″	10,178	63,184		Complete.
Footpaths in Kumbharwada Section	(740)	13′-4″	1,096	6,973		Do.
,, ,, ,, ,, ..	(412)	13′-4″	610	4,298		Do.
Footpaths of Parel Road and Dongri Section ..	(3,280)	13′-4″	4,858	31,597		
Footpath of Dharamshala 40′ Road	(170)	6′-8″	126	654		
Footpath of Parel Road and Duncan Road ..	(1,914)	13′-4″	2,836	19,957	11,483	
,, ,, ,, ,,	(250)	13′-4″	370	3,074		
Footpath of 40′ Road off Charni Road on Sandhurst Road between Queen's Road to Falkland Road	(519)	13′-4″	769	11,494		Incomplete.
Footpath between Dongri Street and Elphinstone Bridge	(1,370)	13′-4″	2,029	..		
Total ..	(15,527)	..	22,872	1,41,231	11,483	
Scheme 4.						
Hughes Road footpaths ..	(400)	10′	444	51,500		Incomplete.
New Gamdevi Road footpath	(936)	16′	1,763	14,941		Do.
Babulnath Road footpaths	(680)	20′	1,511	9,449		Do.
Owen Dunn Road footpaths	(300)	13′-4″	444	3,393		Complete.
,, ,, ,, ,, ..	(186)	20′	413	2,582		Do.
Alexandra Road footpaths	(1,205)	20′	2,678	25,089	2,852	Do.
Laburnum Road footpaths	(1,100)	20′	2,444	18,970		Do.
Tejpal Road footpaths ..	84	40′	376	5,186		Do.
,, ,, ,, ..	(342)	13′-4″	507	3,166		Incomplete.
,, ,, ,, ..	(125)	40′	555	..		Do.
Watchaghandy Road footpath	(818)	20′	1,818	14,888		Complete.
Total ..	84 (6,092)	..	12,953	1,49,164	2,852	
Carried over ..	674 (38,453)	..	64,996	4,36,330	32,560	

Appendix J.2—*Contd.*

Roads constructed before 1922-23 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1921.	Outlay during 1921-22.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	674 (38,453)	..	64,996	4,36330	32,560	
Scheme 5.						
Roads East of Matunga Station between Kingsway and G I. P. Rly. and North of 100′ Avenue.						
20′ Roadway of 40′ Road No. 1	300	20′	667			
20′ Roadway of 30′ Road No. 1	270	20′	600			
36′ Roadway of 60′ Road No. 2	1,040	36′	4,160			
20′ Road No. 3	700	20′	1,555			
20′ Road No. 4	760	20′	1,689			
20′ Roadway of 40′ Road No. 5	1,110	20′	2,467			
20′ Road No. 6	435	20′	967			
36′ Roadway of 60′ Road No. 7 leading to the Matunga Station	1,350	36′	5,400			
16′ Roadway of 26′ Road No. 8	390	16′	693			
20′ Roadway of 30′ Road No. 9	750	20′	1,667			
36′ Roadway of a portion of 60′ Road No. 10 leading from King's Circle to level crossing	1,020	36′	4,080			Incomplete.
20′ Roadway of 40′ Road No. 11	1,230	20′	2,733			
16′ Roadway of 26′ Road No. 11A	180	16′	320			
45′ Roadway of 60′ Circular Road No. 12A round the King's Circle	400	45′	2,000			
20′ Road No. 13	460	20′	1,022			
16′ Roadway of 26′ Road No. 14 between roads Nos. 2 and 5	600	16′	1,067			
20′ Roadway of 40′ Road No. 14 between roads Nos. 2 and 16B.. ..	990	20′	2,200			
30′ Roadway of 50′ Road No. 15 between roads Nos. 7 and 10	900	30′	3,000			
20′ Roadway of 40′ Road No. 15 from Road No. 7 to Road No. 14 ..	1,745	20′	3,878			
	14,630	..	40,165	..	..	
Carried over ..	674 (38,453)	..	64,996	4,36,330	32,560	

Appendix J-2—*Contd.*

Roads constructed before 1922-23 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1921.	Outlay during 1921-22.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	674 (38,453)	..	64,996	4,36,330	32,560	
Scheme 5—*contd.*	14,630	..	40,165	..	..	
Roads East of Matunga Station, etc.—contd.						
20′ Road No. 15A ..	230	20′	511			
20′ Road No. 15B ..	230	20′	511			
36′ Roadway of 60′ Road No. 16 between Roads Nos. 7 and 16A	1,400	36′	5,600			
36′ Roadway of 60′ Road No. 16A	260	36′	1,040		776,411	Incomplete.
40′ Roadway of 100′ Avenue Road No. 16B ..	305	40′	1,355			
16′ Roadway of 26′ Road No. 17 South of Cottage Plot	630	16′	1,120			
20′ Road No. 18	440	20′	978			
Roads East of Kingsway and North of 100′ *Avenue.*						
45′ Roadway of 60′ Circular Road No. 12C. ..	200	45	1,000			
20′ Roadway of 40′ Road No. 23	1,725	20	3,833			
36′ Roadway of 60′ Road No. 24	2,120	36	8,480			
16′ Roadway of 26′ Road No. 25	780	16	1,387			
20′ Roadway of 40′ Road No. 26	1,440	20	3,200			
40′ Roadway of 100′ Avenue Road No. 27 ..	1,950	40	8,667	10,73,180	..	Incomplete.
20′ Roadway of 40′ Road No. 28	1,000	20	2,222			
20′ Roadway of 40′ Road No. 29	400	20	889			
36′ Roadway of 60′ Road No. 30	600	36	2,400			
20′ Roadway of 40′ Road No. 31	730	20	1,622			
Roads East of Kingsway and South of 100′ *Avenue.*						
36′ Roadway of 60′ Road No. 24A	760	36	3,040			
20′ Roadway of 40′ Road No. 26A	1,500	20	3,333			Incomplete.
Carried over ..	31,330	..	91,353	10,73,180	7,76,411	
	674 (38.453)	..	64,996	4,36,330	32,560	

Appendix J-2—*Contd.*

Roads constructed before 1922-23 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1921.	Outlay during 1921-22.	Remarks.
1	2	3	4	5	6	7
Brought forward ..	674 (38,453)	..	64,996	Rs. 4,36,330	Rs. 32,560	
	31,330	..	91,353	10,73,180	7,76,411	
Scheme 5 *Contd.* *Roads East of Kingsway and South of* 100′ *Avenue* —Contd.						
20′ Roadway of 40′ Road No. 28A	1,136	20	2,524			Incomplete.
30′ Roadway of 50′ Road No. 35	600	30	2,000			
20′ Road No. 36	440	20	978			
16′ Roadway of 26′ Road No. 41	600	16	1,067			
36′ Roadway of 60′ Road No. 42	780	36	3,120			
16′ Roadway of 26′ Road No. 43	250	16	444			
16′ Roadway of 26′ Road No. 44	250	16	444			
16′ Roadway of 26′ Road No. 45	550	16	978			
20′ Road No. 46	320	20	711			
Roads at Dadar.						
20′ Road off 40′ Road West of Tramway Co.'s plot ..	560	20	1,244	4,66,364	..	Incomplete.
20′ Road off 40′ Road East of Tramway Co.'s plot ..	558	20	1,240			
36′ Roadway off 60′ Overbridge Road	1,420	36	5,680			
36′ Roadway off 66′ Road No. 2 East of Dadar Stn.	1,060	36	4,240			
Half Width of 36′ Road off 60′ Road No. 3 East of Dadar Station ..	810	18	1,620			
16′ Roadway of 26′ Road No. 4 East of Dadar Stn..	400	16	711			
16′ Roadway of 26′ Road No. 5 East of Dadar Stn.	360	16	640			
20′ Roadway off 40′ Road No. 6 of Dadar Station..	480	20	1,067			
16′ Roadway off 26′ Road No. 9 of Dadar Station..	558	16	992			
Kingsway between the King's Circle & 60′ Overbridge Road No. 50.						
36′ Western Roadway ..	3,700	36	14,800	..	..	Incomplete.
36′ Eastern Roadway ..	3,400	36	13,600	..	..	
	49,562	..	1,49,453	15,39,544	7,76,411	
Carried over ..	674 (38,453)	..	64,996	4,36,330	32,560	

Appendix J-2—*Contd.*

Roads constructed before 1922-23 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1921.	Outlay during 1921-22.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	674 (38,453)	..	64,996	4,36,330	32,560	
	49,562	..	1,49,453	15,39,544	7,76,411	
Scheme 5—*contd.*						
Kingsway between 60' Overbridge Road and the Northern Boundary of Scheme 31.						
36' Western Roadway ..	900	36	3,600	..	..	Incomplete.
38' Eastern Roadway ..	1,040	38	4,391	..	..	
Total ..	51,502	..	1,57,444	15,39,544	7,76,411	
Scheme 6.						
Roads South of Mahim Loop Railway.						
Full width 36' of portion of 60' Level Crossing Road from the southern boundary of the scheme to the level crossing on the G.I.P. Railway South of Mahim Loop	1,070	36	4,280			
16' Roadway of 26' Road No. 11 A.	300	16	533			
30' do. 50' do. 15 ..	350	30	1,166			
20' do. 40' do. 18 ..	140	20	311			
20' do. 20' do. 18 ..	180	20	400			
20' do. 40' do. 19 East ..	900	20	2,000			
20' do. 40' do. 19 West ..	440	20	978			
16' do. 26' do. 19 West ..	100	16	177	1,90,657	2,36,993	Incomplete.
20' do. 30' do. 19 A. ..	140	20	311			
16' do. 26' do. 19 A. ..	400	16	711			
16' do. 26' do. 19 B. ..	470	16	835			
16' do. 26' do. 19 C. ..	670	16	1,191			
20' do. 30' do. 19 C. ..	140	20	311			
16' do. 26' do. 20 ..	330	16	587			
20' do. 40' do. 21 ..	350	20	778			
20' do. 40' do. 22 ..	700	20	1,555			
Total ..	6,680	..	16,124	1,90,657	2,36,993	
Carried over ..	58,856 (38,453)	..	2,38,564	21,66,531	10,45,964	

Appendix J-2—*Contd.*

Roads constructed before 1922-23 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1921.	Outlay during 1921-22.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	58,856 (38,453)	..	2,38,564	21,66,531	10,45,964	
Scheme 8.						
*Esaji Street (in continuation of Road No. 1) Footpath	(88)	6·8"	65	2,184		Complete. *Entry of road in last Administration Report was a mistake. The road is looked after by the Municipality.
Jamli Street footpath ..	(433)	$8\frac{2}{3}$	417	2,139	1262	Complete.
Kazi Syed Street footpath	(569)	$16\frac{2}{3}$	1,018	6,292		Do.
Dongri Street footpath ..	(571)	20	1,269	7,078		Incomplete.
Bhandari Street footpath	(377)	20	838	4,298		Complete.
Do. do. ..	(135)	$13\frac{1}{3}$	674			
Janjikar Street	(320)	$13\frac{1}{2}$		3,457		Do.
Total ..	(2,493)	....	4,281	25,448	1,262	
Scheme 13.						
Souter Street Extension eastwards for footpaths.	(318)	20	707	4,048	..	Incomplete.
Total ..	(318)	....	707	4,048	..	
Scheme 27.						
Lamington Road footpaths	(1,344)	10	1,493	6,823	615	Incomplete.
Mathew Road footpaths ..	(2,110)	10	2,344	12,252		
Total ..	(3,454)	....	3,837	19,075	615	
Scheme 29.						
60′ Nowroji Hill Road ..	(2,340)	20	5,200	26,955	12958	Incomplete.
Seven Cross Roads West of 60′ Nowroji Hill Road..	1,648	40	7,325	42,047		
Total ..	1,648 (2,340)	.. ..	.. 12,525	.. 69,002	.. 12958	
Carried over ..	60,504 (47,058)	..	2,59,914	22,84,104	10,60,799	

Appendix J-2—*Contd.*

Roads constructed before 1922 23 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1921.	Outlay during 1921-22	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	60,504 (47,058)	....	2,59,914	22,84,104	10,60,799	
Scheme 31.						
150′ *Eastern Avenue on Dadar Road.*						
Portion between Elphinstone Road and Dadar Road	1,432	89′-0″	14,161	....	..	Complete.
Portion between Dadar and Naigam Cross Roads ..	2,400	114	30,400	....	..	Do.
Portion between Naigam Cross Road to Scheme V.	335	118	4,392	....	..	Do.
120′ *Avenue Suparibag Road.*						
Triple lamp to Road No. 5 (Eastern portion) ..	680	68.	5,138	....	..	Complete.
Road No. 5 to Jeejeebhoy Lane (Eastern portion)..	360	26	1,040	....	..	Incomplete.
Eastern portion Murarji Mills toElphinstone Road (Eastern portion) ..	2,737	68	20,680	....	..	Complete.
Do. do. ..	*(643)	2	143	....	..	Do. *This length need not be counted in R.ft. as it has been included in J.-1.
Western portion from triple lamp to E. D. Sassoon Mills	1,480	32	5,262	....	..	Complete.
Western portion from junction of Hospital Avenue Road to the crossing Opposite Road No. 10 ..	880	32	3,129	....	..	Do.
Roads East of Suparibag Road.						
50′ Hospital Avenue Road between Roads Nos. 1 and 80 King Edward Road ..	325	33′-4″	1,204	....	..	Complete.
40′ Road No. 10	215	26′-8″	637	....	..	Do.
26′ Road No. 4	830	16	1,476	....	..	Do.
26′ Road No. 4A	890	16	1,582	....	..	Do.
26′ Road No. 4B	360	16	640	....	..	Do.
20′ Road No. 4D ..	165	20	367	....	..	Do.
40′ Road No. 6	1,380	26′-8″	4,089	....	..	Do.
20′ Road No. 8 between Roads Nos. 6 and 14 ..	275	20	611	....	..	Do.
20′ Road No. 8 South of Road No. 6 ..	280	20	622	....	..	Do.
Carried over..	15,024	....	95,573	....	..	
	60,504 (47,058)	....	2,59,914	22,84,104	10,60,799	

Appendix J-2—*Contd.*

Roads constructed before 1922-23 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1921.	Outlay during 1921-22	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward	60,504 (47,058)	....	2,59,914	22,84,104	10,60,799	
	15,024	....	95,573	....	....	
Scheme 31—(*Contd.*)						
Roads East of Suparibag Road—contd.						
20' Road No. 9	900	17	1,700			Complete.
30' Road No. 11	180	20	400			Do.
20' Road No. 12	350	20	778			Do.
40' Road No. 14	780	26'-8"	2,311			Do.
Lalbag Estate.						
20' Road No. 4	114	17-0	215			Complete.
20' Road No. 8	827	17	1,562			Do.
40' Road No. 5	285	26'-8"	844			Do.
20' Road No. 6	330	17	623			Do.
20' Road No. 7	645	17	1,218			Do.
Footpaths Paved.						
Suparibag Road Eastern Side	(3,373)	10	3,748			Complete.
Suparibag Western Side ..	(636)	10	707			Do.
Jeejeebhoy Lane Southern portion	(325)	15	542			Do.
Jeejeebhoy Lane Western portion	(158)	12	211	7,48,416	674073	Do.
Lalbag Road No. 5 Southern and Northern ..	(172)	6'-8"	127			Do.
East of Suparibag Road.						
Road No. 4A South ..	(240)	5	133			Complete.
Do. 4A North Side	(170)	5	94			Do.
Do. 4B East Side ..	(100)	5	56			Do.
Do. 4B West Side	(205)	5	114			Do.
Do. 4 North Side ..	(80)	5	44			Do.
Do. 6 North Side ..	(165)	6'-8"	122			Do.
Do. 6 South Side ..	(835)	6'-8"	619	....	..	Do.
Do. 10 South Side ..	(84)	6'-8"	62	....	..	Do.
Do. 7 Liston Road North	(564)	6'-8"	418	....	..	Do.
Do. 7 Liston Road South ..	(538)	6'-8"	399	....	..	Do.
Hospital Avenue Road West.	(690)	8'-4"	639	....	..	Do.
Do. do. East..	(1,396)	8'-4"	1,292	....	..	Do.
Total ..	19,435 (9,731)	....	1,14,551	7,48,416	6,74,073	
Carried over ..	79,939 (56,789)	....	3,74,465	30,32,520	17,34,872	

Appendix J-2—*Contd.*

Roads constructed before 1922-23 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1921.	Outlay during 1921-22.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	79,939 (56,789)	....	3,74,465	30,32,520	17,34,872	
Scheme 32.						
Tank Pakhady Street ..	(310)	13′–4′	459			Incomplete.
Milk Street	(82)	13′–4″	121			
Water Street	(300)	13′–4″	444			
Byculla Station Road ..	(924)	16′–4″	1,711			
New Souter Street North	1,150	26′–8″	3,408	1,75,424	11,754	
Road No. 1 East of Clerk Road North	896	40	3,982			
Road No. 2 East of Clerk Road North	1,143	40	5,080			
Byculla Station Road between Haines Road and DeLisle Road	610	50	3,389			
Cross Road branching Northwards	475	40	2,111			
Total ..	4,274 (1,616)	....	20,705	1,75,424	11,754	
Scheme 33.						
Bhatwadi Road footpaths	(500)	13′–4″	741	5,039	..	Complete.
Bhatwadi Road	*50	20	111	1,480	..	* Length of 80′ given in last year's A. R. is incorrect.
Do. do.	30	30	100	562	..	
Total ..	80 (500)	....	952	7,081	..	
Scheme 36.						
Widening of Lamington Road.	(1,210) (15)	10′ 20′	1,378	12,315	..	Incomplete.
Total ..	(1,225)	....	1,378	12,315	..	
Scheme 43.						
120′ Eastern Avenue, Western portion along the Bombay Education Society's premises north of Jewish Synagogue ..	960	32	3,413	....	22,609	Complete.
Total ..	960	32	3,413	....	22,609	
Carried over ..	85,253 (60,130)	....	4,00,913	32,97,340	17,69,235	

Appendix J-2—*Concld.*

Roads constructed before 1922-23 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1921.	Outlay during 1921-22.	Remarks.
1	2	3	4	5	6	7
Brought forward ..	85,253 (60,130)	....	4,00,913	Rs. 32,27,340	Rs. 17,69,235	
Scheme 47.						
120′ Eastern Avenue between Parel Cross Lane and Chunchpokli Road ..	200	15	333			Complete.
Do. do. do.	1,240	32	4,409			Do.
South of Connaught Road Western portion ..	100	32	356			Do.
Do. do. do.	20	16	36	15,290	1,22,564	Do.
Do. along Victoria Gardens Eastern portion	738	32	2,624			Do.
Do. do. do. ..	250	22	611			Do.
Total ..	2,548	....	8,369	15,290	1,22,664	
Scheme 52.						
Road No. 1	2,000	120	26,666	....	67,320	Incomplete.
Road No. 5B	1,000	60	6,666	....		
Road No. 10	500	40	2,222	....		
Total ..	3,500	....	35,554	....	67,320	
Scheme 53.						
Road joining Bellasis Road to Foras Road	700	20′-0″	1,555	....	32,350	Incomplete.
	700	20′	1,555	....	32,350	
Scheme 58	....	....	....	13,232	4,067	As per balance sheet.
Scheme 60	....	....	....	1,967	25,922	
Grand Total ..	92,001 (60,130)	....	4,46,391	32,57,829	20,21,458	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Analysis of Appendices

Completed Roads.	Roads handed over to the Municipality.		Roads not handed over to to the Municipality.	
	Length.	Area.	Length.	Area.
	Ft.	Sq. yds.	Ft.	Sq. yds.
Schedule "C" Lands	12,074	55,175	443	1,132
	(*a*) 39	411	..	..
,, "D" ,, ...	18,990	64,051	..	..
	(*b*) 419	1,862	..	..
	*(3,219)	..	..	..
,, "E" ,, ...	4,276	26,406	..	..
	*(4,002)	..	..	..
Schemes	47,725	2,43,915	22,747	1,49,314
	*(5,148)		*(23,786)	
	83,523	3,91,820	23,190	1,50,446
	or		*(23,786)	
	15·81 miles.			
	*(12,369)			
Roads commenced but not completed before 1922-23.				
Schedule "D"	..	..	*(16,834)	27,386
Scheme 2	..	..	147	653
,, 3	..	..	*(7,503)	10,988
,, 4	..	..	*(2,483)	4,780
,, 5	..	..	51,502	1,57,444
,, 6	..	..	6,680	16,124
,, 8	..	..	*(571)	1,269
,, 13	..	..	*(318)	707
,, 27	..	..	*(3,454)	3,837
,, 29	..	..	1,648	12,525
			*(2,340)	
,, 31	..	..	360	1,040
,, 32	..	..	4,274	20,705
			*(1,616)	
,, 36	..	..	*(1,225)	1,378
,, 52	..	..	3,500	35,554
,, 53	..	..	700	1,555
,, 58	..	..	..	..
,, 60	..	..	..	..
Total ..	..	..	68,811	2,95,945
			*(36,344)	
Grand Total ..	83,523	3,91,820	92,001	4,46,391
	or		or	
	15·81 miles.		17·42 miles.	
	*(12,369)		*(60,130)	

(*a*) Out of Scheme No. 3.

(*b*) ,, ,, 9.

* Foot-paths not included.

J-3.

J-1 and J-2.

Total.		Cost of Construction to end of 1921–1922 (excluding cost of land).	Remarks.
Length.	Area.		
Ft.	Sq. yds.	Rs.	Road length in running feet.
12,556	56,718	3,45,463	128′ = 204
			80′ = 11,432½
19,409	65,913	3,04,700	70′ = 2,234
*(3,219)	..	..	60′ = 9,158
			50′ = 8,264½
4,276	26,406	1,42,564	40′ = 41,027
*(4,002)	..	..	Under 40′ = 10,613
70,472	3,93,229	37,44,773	Set back = 590
*(28,934)			Total = 83,523
1,06,713	5,42,266	45,37,500	
*(36,155)			
*(16,834)	27,386	1,52,262	
147	653	7,306	
*(7,503)	10,988	78,259	
*(2,483)	4,780	81,908	
51,502	1,57,444	23,15,955	
6,680	16,124	4,27,650	
*(571)	1,269	7,078	
*(318)	707	4,048	
*(3,454)	3,837	19,690	
1,648	12,525	81,960	
*(2,340)			
360	1,040	1,792	
4,274	20,705	1,87,178	
*(1,616)			
*(1,225)	1,378	12,315	
3,500	35,554	67,320	
700	1,555	32,350	
		17,299	
		27,889	
68,811	2,95,945	35,22,259	
*(36,344)			
1,75,524	8,38,211	80,59,759	
or			
33·23 miles.			
*(72,499)			

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix

Statement showing dishousing and rehousing operations on

(*Vide* Report

YEAR.	Number of tenements demolished during the year.				Number of tenements provided							
					In Boards' Chawls.			In Police Accommodation Scheme.				
	One room.	Two room.	Larger.	Total.	Permanent.	Semi-permanent.	Total.	One room.	Two room.	Larger.	Servants' quarters.	Total.
1	2	3	4	5	6	7	8	9	10	11	12	13
1898-99 to 1919-21	17,975	3,968	2,485	24,428	5,512	1,722	7,234	1,981	29	98	137	2,245
1921-22	469	49	82	600	520	170	690	..	..	..	..	..
Total ..	18,444	4,017	2,567	25,028	6,032	1,892	7,924	1,981	29	98	137	2,245
Total 1898-05	4,110	479	291	4,880	597	..	597	..	..	..	..	..
,, 1905-09	7,191	1,680	862	9,733	2,247	248	2,495	778	4	11	26	819
,, 1909-22	7,143	1,858	1,414	10,415	3,188	1,644	4,832	1,203	25	87	111	1,426
Grand Total 1898-1922.	18,444	4,017	2,567	25,028	6,032	1,892	7,924	1,981	29	98	137	2,245

Note.—For details for each year, please see Administration Report

No. 1.

Trust Estates since the commencement of the Trust.

para. 11.)

during the year.												
In Boards' Lessees' Building.					Total				Grand total.	Net addition to (+) or reduction from (—) number of tenements in City through operation in Trust Estate (col. 23—5).		REMARKS.
One room.	Two room.	Larger.	Servants' quarters.	Total.	One room.	Two room.	Larger.	Servants' quarters.		In year.	To end of year.	
14	15	16	17	18	19	20	21	22	23	24	25	
5,531	1,842	2,865	1,670	11,908	14,746	1,871	2,963	1,807	21,387	— 3,041	— 3,041	
689	236	273	81	1,279	1,379	236	273	81	1,969	— 1,369	— 1,369	
6,220	2,078	3,138	1,751	13,187	16,125	2,107	3,236	1,888	23,356	— 1,672	— 1,672	
187	36	154	340	717	784	36	154	340	1,314	— 3,566	— 3,566	
505	173	401	415	1,494	3,778	177	412	441	4,808	— 4,925	— 8,491	
5,528	1,869	2,583	996	10,976	11,563	1,894	2,670	1,107	17,234	+ 6,819	— 1,672	
6,220	2,078	3,138	1,751	13,187	16,125	2,107	3,236	1,888	23,356	— 1,672	— 1,672	

for 1918-19, pp. 102-103.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Statement showing dishousing and rehousing operations

(*Vide Report*

Estate and Scheme No.	Number of tenements demolished during the year.				Number of							
					In Boards' Chawls.			In Police Accommodation Scheme.				
	One room.	Two room.	Larger.	Total.	Permanent.	Semi-permanent.	Total.	One room.	Two room.	Larger.	Servants' quarters.	Total.
1	2	3	4	5	6	7	8	9	10	11	12	13
1st Nagpada Scheme 1	2,241	87	41	2,369	1,381	3	1,384	63	..	4	9	76
Princess St. Scheme 2	2,531	816	463	3,810	736	5	741	..	..	5	12	17
Sandhurst Road 3	5,804	1,150	540	7,494	1,482	265	1,747	209	..	10	6	225
Scheme P.A.35 and39												
Gamdevi Estate Scheme 4	191	32	66	289	..	..	..	..	..	7	8	15
Dadar Matunga Scheme 5	184	51	72	307	..	2	2	..	..	..	..	..
Sion Matunga Scheme 6	127	24	27	178	15	81	96	..	..	..	..	..
Colaba Reclamation 7	..	..	..	..	..	..	..	..	..	..	..	..
Mandvi Koliwada 8	1,514	272	164	1,950	222	249	471	..	..	..	..	..
Agripada West and Central Schemes 9, 13 and 30.	5	2	2	9	..	9	9	50	4	5	7	66
Duncan Road P. A 17	6	5	6	17	..	..	..	6	2	..	..	8
Mathew Road ..27	206	96	86	388	..	..	..	..	..	..	..	..
Nowroji Hill ..29 P. A. Scheme ..55	3,035	739	413	4,187	372	362	734	30	..	7	16	53
Lalbaug and Suparibag 31	218	164	147	529	480	262	742	..	..	..	..	..
Agripada East 32	1,749	72	63	1,884	680	520	1,200	..	..	..	..	..
Bhatwadi 33	101	90	46	237	..	..	..	..	..	..	..	..
Chunam Kiln 34 & 36	..	3	..	3	..	..	..	289	5	16	12	322
Sandhurst Road West P. A. 35	..	..	..	..	..	..	..	..	..	..	..	..
Sydenham Road 37	283	346	323	952	..	30	30	..	..	..	..	..
Sandhurst Road East P. A. 39	..	..	..	..	..	..	..	..	..	..	..	..
Byculla P. A. 40	..	..	..	..	..	..	..	116	3	13	18	150
Undria Street 41	47	38	75	160	..	..	..	..	..	..	..	..
Spring Mills Chawls 42	..	..	..	..	504	..	504	..	..	..	..	..
Parel Road Central 43	2	2	12	16	..	..	..	..	..	..	..	..
Palton Road P.A. 45	..	..	..	..	..	..	..	347	10	14	16	387
Parel Road Northern 47	80	13	5	98	..	..	..	..	..	..	..	..
Mahim P. A. 48	..	..	..	..	..	..	..	88	..	6	8	102
Worli Street ..52	52	4	6	62	..	..	..	..	..	..	..	..
Foras Road 53	1	..	..	1	160	24	184	..	..	..	..	..
Chinch BunderP.A. 55	..	..	..	..	..	..	..	..	..	..	..	..
Mazagaon P. A. 55A	..	..	..	..	..	..	..	74	3	4	8	89
Sewri-Wadala Street 57	13	1	3	17	..	..	..	..	..	..	..	..
Worli Extension ..58	..	..	1	1	..	..	..	..	..	..	..	..
Naigaum Street ..60	14	..	6	20	..	..	..	..	..	..	..	..
Wellington Lines ..20	..	..	..	..	..	..	..	..	..	..	..	..
Connaught Road Estate. 12	..	..	..	..	..	..	..	25	2	2	5	34
Chaupati East and West. ..	..	..	..	..	..	..	..	..	..	..	..	..
Hornby Road 22	..	..	..	..	..	..	..	..	..	..	..	..
Marine Lines ..	..	..	..	..	..	..	..	..	..	..	..	..
Wodehouse Road 21	..	..	..	..	..	..	..	684	..	5	12	701
Mazagaon St. Scheme 50	40	10	..	50	..	80	80	..	..	..	..	..
Grand Total 1900–19	18,444	4,017	2,567	25,028	6,032	1,892	7,924	1,981	29	98	137	2,245

N-2.

on Trust Estates since the commencement of the Trust.

para. 11)

tenements provided during the year.

In Boards' Lessees' Building.					Total.						
One room.	Two room.	Larger.	Servants' quarters.	Total.	One room.	Two room.	Larger.	Servants' quarters.	Grand Total.	To end of year.	Remarks.
14	15	16	17	18	19	20	21	22	23	24	
793	178	138	6	1,115	2,240	178	142	15	2,575	+206	
1,122	356	322	38	1,838	1,863	356	327	50	2,596	— 1,214	
1,170	742	703	31	2,646	3,126	742	713	37	4,618	— 2,876	
9	6	449	161	625	9	6	456	169	640	+ 351	
202	110	135	50	497	204	110	135	50	499	+ 192	
..	..	..	..	..	96	..	..	..	96	— 82	
..	..	173	250	423	..	..	173	250	423	+ 423	
599	67	23	..	689	1,070	67	23	..	1,160	— 790	
226	28	312	325	891	285	32	317	332	966	+ 957	
..	..	..	..	..	6	2	..	..	8	— 9	
16	..	85	21	122	16	..	85	21	122	— 266	
202	57	58	..	317	966	57	65	16	1,104	— 3,083	
1,205	421	211	9	1,846	1,947	421	211	9	2,588	+ 2,059	
273	38	33	..	344	1,473	38	33	..	1,544	— 340	
..	9	24	..	33	..	9	24	..	33	— 204	
..	..	6	..	6	289	5	22	12	328	+ 325	
..	..	..	..	..	..	..	..	..	..	....	Included in Scheme 3.
..	..	..	..	..	30	..	..	..	30	— 922	
..	..	..	..	..	..	..	..	..	..	....	Included in Scheme 3.
..	..	..	..	..	116	3	13	18	150	+ 150	
..	..	..	..	..	..	..	..	..	..	— 160	
..	..	..	..	..	504	..	..	..	504	+504	
..	..	..	..	..	..	..	..	..	..	— 16	
..	..	..	..	..	347	10	14	16	387	+ 387	
..	..	..	..	..	..	..	..	..	..	— 98	
..	..	..	..	..	88	..	6	8	102	+ 102	
..	..	..	..	..	..	..	..	..	..	— 62	
..	..	..	..	..	184	..	..	..	184	+ 183	
..	..	..	..	..	..	..	..	..	..	....	Included in Scheme 29.
..	..	..	..	..	74	3	4	8	89	+ 89	
..	..	..	..	..	..	..	..	..	..	—17	
..	..	..	..	..	..	..	..	..	..	— 1	
..	..	..	..	..	..	..	..	..	..	— 20	
54	..	110	177	341	54	..	110	177	341	+ 341	
15	30	46	14	105	40	32	48	19	139	+ 139	
121	..	101	93	315	121	..	101	93	315	+ 315	
117	36	127	231	511	117	36	127	231	511	+ 511	
..	..	51	160	211	..	..	51	160	211	+ 211	
96	..	31	185	312	780	..	36	197	1,013	+ 1,013	
..	..	..	..	..	80	..	..	..	80	+ 30	
6,220	2,078	3,138	1,751	13,187	16,125	2,107	3,236	1,888	23,356	—1,672	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Turst.

Appendix O-1.

(*Vide* para. 10.)

Re : *Development of Scheme VI, Sion—Matunga.*

(*a*) Considered Estate Agent's No. 14545, dated 21st July 1921. (Circular No. 199 of 1921.)

" In forwarding herewith a plan* No. E. A. 189, dated the 19th July 1921, showing the proposed development of a portion of this estate, I have the honour to observe as follows :—

2. Scheme VI comprises an area of about 18,87,000 square yards ; it is cut into three sections by the Harbour Branch and Mahim Connection Chord Railways. The section which lies to the South of the Mahim Connection Chord Railway is included in the Dadar-Matunga (North Estate) and has an area of about 1,70,000 square yards. The lay-out of this section has already been approved by the Board and the Engineer is constructing the roads.

3. The section on the East of the Harbour Branch Railway has an area of about 4,42,000 square yards and includes, besides a considerable amount of low-lying land, the two hills known as Rowlie and Salamuttee from which the earth required for filling in schemes V, VI and LVII is being obtained. It has already been arranged to include within this section a portion of the adjoining salt pans and when this has been done and it is known to what level the two hills will be reduced the development of this section will be submitted to the Board.

4. The third section lies between the Great Indian Peninsula Railway main line and the Harbour Branch Railway having the Mahim Connection Chord Railway on its South. Its area is about 12,75,000 square yards ; and it is to this section that the plan* sent herewith relates.

5. Communication between this portion of the estate and the City will be by means of two lines of railway, *i.e.*, the Great Indian Peninsula Railway Main Line and the Harbour Branch, while provision has been made for the tram lines being extended to a point not far from the Sion Station. The existing railway stations are Sion on the Main Line and Colwada on the Harbour Branch ; land for a third, to be called Dharavi, on the main line has already been purchased by the Railway Company.

6. Communication with Trombay, Salsette and the west of the Island will be by means of bridges over the Harbour Branch Railway at Colwada Station and over the Great Indian Peninsula Main Line at Sion and Dharavi stations. Those at Colwada and Dharavi are proposed to be made 60 feet in width ; that at Sion is now 60 feet wide but as it will in all probability found to be too narrow for the amount of traffic it will be required to carry when Dharavi and Salsette are developed it is proposed to provide footpaths 15 feet in width on both sides thereby permitting the whole of the existing width of 60 feet, clear, to be utilized as a carriage way. The question as to apportionment of the cost of these bridges between the various bodies interested has not yet been gone into.

7. It is proposed to continue the Kingsway northwards to a point about 1,000 feet south of the junction of Sion Road with the road leading to Dharavi ; at the end of the Kingsway will be a circle having a diameter of 365 feet and it is proposed to make this circle the terminus of the main north and south tram lines. From the circle a road 95 feet in width will run to the bridge by Sion Station thereby linking up the Kingsway with Dharavi and the Agra Road. The only other through communication roads are those taking off from the Kingsway and leading to the proposed over-bridges at Dharavi and Colwada Stations.

8. It is not yet known exactly how much land will be required by the Bombay Baroda and Central India Railway for the construction of their link line which will run more or less parallel with the Mahim Connection Chord but it is believed that their requirements which are small will not interfere to any material extent with the development as now proposed.

9. Apart from market and shop sites and areas set aside for recreation grounds it is proposed to let the whole of the land on the west side of the Kingsway for the erection of buildings to be used for residential purposes only. On the east side of that road the low-lying land adjoining the Harbour Branch Railway and north of Colwada Station will be used for industrial purposes ; the remaining land will be let for the erection of residences and shops.

10. It is proposed to provide two market sites, one near Dharavi Station with access from that station and the other near Colwada Station. The former will serve the requirements of people living on the adjacent portions of the Dharavi area.

11. Only two sites for schools are shewn on the plan* but others can be provided when required. The Postmaster-General desires a site for an up-to-date post office near Sion Station while a smaller one will probably be required near Colwada. Sites for stables and garages will be provided near the Cemetery, the mosque close to the playing fields and in other convenient centres, while the area lying between the Cemetery and the Great Indian Peninsula Main Line will be a convenient site for a Municipal Depôt.

12. At the north end of the estate is the hill on which stands Sion Fort ; this hill is included within the scheme but has not yet been acquired by the Board. In the year 1910, correspondence took place between the Chairman and the then Collector of Bombay in which it was suggested that Government should hand the hill over to the Board free of charge on various conditions, one of which was that the Board should preserve it as a public park. Government in their Resolution No. 9793, dated the 26th October 1910, decided that if the spoil of the hill was not required by the Board they would consider the question of handing over the hill to the Municipality for preservation as an open space. The Board will not require the spoil of the hill but will require a very small area for inclusion in the road on its south. It has therefore been assumed that the hill will be handed over by Government for preservation as a public park. Its area is roughly 44,700 square yards.

On the west of the hill is a block of low-lying land well planted with trees which admeasures about 25,000 square yards and it is proposed to add this to the park as also the block of land on the east of the hill. If the Board will agree to this and if Government will hand over the hill, the City will become possessed of a well wooded park having an area of about 91,400 square yards (19 acres) from parts of which extensive views can be obtained over the Island and Salsette.

13. In addition to the abovementioned park, it is proposed to provide three large play ground having a combined area of 54,000 square yards and to make provision for children's play ground when the detailed development is submitted.

14. It will probably be found desirable to divide the estate into zones and to limit the height of buildings in some zones to a ground and two upper floors and in others a ground and one upper floor. As the work of cutting and filling proceeds detailed proposals shewing the building areas of the various plots will be submitted to the Board for approval.

15. It will be noticed that there are two temples standing on the alignment of the Kingsway ; one of these is a *pucca* building while the other is *katcha*. I have interviewed the persons who are interested in these buildings and understand that there will be no difficulty about their removal and reinstatement in other and more suitable positions. In order to obtain a proper approach to the Sion Bridge, it will be necessary to acquire a portion of the Churchyard—shewn on the plan* and also some adjoining property which belongs to the Great Indian Peninsula Railway.

16. Provision will in all probability have to be made for rehousing some of the people now living on this area but as some of these people are employed at the tanneries at Dharavi and will probably migrate with the tanneries to Trombay, the number to be rehoused will not be very large. A suitable site on which to rehouse some of the people would be the strip of land to the north of the Mahim Chord Line.

17. The development has been prepared in consultation with the Trust Engineer and certain alterations have been made in it to meet his requirements as regards drainage and gradients, etc."

Resolution 424.—Referred to the Land Committee for report.

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* Printed copy in pocket of cover.

Re : *Scheme 6 Sion—Matunga Estate.*

(*b*) Considered the following Report No. 3 of 1921, dated 30th August 1921, of the Land Committee :—

(Reference Trustees' Resolution 424, dated 29th July 1921.)

" We have considered the Estate Agent's proposals for the layout of the main portion of this estate as shown on the plan* accompanying his report No. 14545, dated the 21st July 1921, which was referred to us for consideration and report under Trustees' Resolution 424, dated the 29th idem. We approve of the proposed layout but consider that when the bridge over Colwada Station is designed provision should be made for widening it to 80 feet."

Resolution 503.—The Report is adopted.

Appendix O-2.

(*Vide* Report para 4.)

Scheme No. 53—*Case No.* 1.

The land comprised in the above case belonged to the late Raja Bahadur Shivlal Motilal, and embraced an area of 43,675⅔ square yards with a frontage of about 160 feet to Bellasis Road and 250 feet to Foras Road. The northern extremity of the land near Bellasis Road was at the time of acquisition occupied by bungalows and outhouses. Most of the central portion was used for the purpose of making cow-dung cakes. Part adjacent to Foras Road was let out for temporary sheds to accommodate bullock carts.

2. The land was acquired for constructing thereon 19 blocks of re-inforced concrete chawls containing in all about 1,500 single-room tenements.

3. On behalf of the Receiver who was in charge of the property a claim for Rs. 11,29,481 was made before the Acquiring Officer who awarded Rs. 6,55,916. The Trust Valuation was for Rs. 5,11,821.

4. The property was acquired and taken charge of on the 21st January 1920. A Reference was then demanded to the Tribunal of Appeal by the Receiver against the Land Acquisition Officer's award which represented an all over rate of Rs. 15-5-9 per square yard against the claim of Rs. 11,29,481 which gave to the land an average rate of Rs. 26-3-8.

5. In the Tribunal the claimant's Engineer revised his valuation and brought it out to Rs. 11,36,995. The property was valued before the Land Acquisition Officer, as also before the Tribunal, on the assumption that all the buildings would be destroyed and that the land would be provided with roads extending from Foras Road to Bellasis Road and then divided into small plots for sale for building purposes. The Tribunal determined the market value on the same basis, *i.e.*, on the footing of a " Plotting Scheme " and awarded to the appellant, besides cost of the Reference, the sum of Rs. 7,80,674 (rate=Rs. 18-4-10 per square yard) which represents an excess Rs. 1,24,758 or an advance of 19 per cent. over the Land Acquisition Officer's award.

6. The year 1919 in which the property was declared was an exceptional period of feverish speculation in land and landed properties generally and the rise in market values was phenomenal. The increase allowed by the Tribunal cannot be deemed to be excessive being 19 per cent. over the award. It was at the time when the land market was almost at the crest of the rise.

7. When the state of the market is uncertain, owing more to speculative rise, than to a genuine demand, it is difficult to estimate values that can be sustained in Courts of law with any degree of certainty—more so when the speculative element is such as cannot altogether be excluded from consideraion, nor distinguished from a natural rise, due to supply and demand. One cannot therefore in this instance set aside a certain important principle which had been initiated by it in the

* Printed copy in pocket of cover.

past, had been endorsed by several judgments of the High Court, and followed by the Tribunal in all cases in which plotting schemes of development were made the basis of valuation.

8. The Tribunal allowed for loss of interest on the capital to be sunk in the purchase and lay-out of the land, but it altogether omitted all deductions on account of brokerage, contingencies and legal and Surveyor's expenses, nor in the alternative did it allow a margin to cover those items and the risk and trouble of development. This was a departure from the method hitherto acknowledged. The Tribunal has not given any reasons for the omission, nor is it known why it departed from the practice and method hitherto followed in all valuations on the basis of plotting schemes.

9. Such allowances and deductions have been invariably made as they have been held by the High Court to be necessary. It is indeed the risk and trouble which accounts, *inter alia* for the difference between wholesale and retail values. There is ample authority for this view in Dhunjibhoy Bomanji's Case (10 Bom. L.R. 716) and also in a recent Judgment of the Chief Justice Macleod (Government of Bombay *vs.* N. R. Wadia, Appeal No. 54 of 1920) delivered on the 20th September 1921, an excerpt from which, bearing on the point may here be given :—

> " The award of the Collector was based on this method of valuation. He takes the net area of the plot of land and calculates what it would fetch when sold retail. He takes the period of filling-in and discounts the total that would be realised by selling the plots at 6 per cent. for 12 months. He deducts the cost of filling-in and of the roads, and the balance he considers to be the net value of the land. The fallacy in this method of valuation lies in the fact that no provision has been made for the original purchaser's profit at the time when he gets back his money. Supposing all his expectations are then fulfilled he gets nothing for his troubles and for the risk that would be incurred. It is difficult to believe that any purchaser of land of this description would enter the market on these conditions. Therefore in a valuation of this sort, it is *necessary* to consider that a purchaser will expect to realise a larger profit on his original investment than the usual rate of interest, so that even if he bases his offer on retail values, he will allow, *after making the proper deductions*, an ample margin for his own profit."

10. In deducting loss of interest on the investment, the Tribunal calculated the same at 6 per cent., a rate which was manifestly low for the year 1919, when the Declaration of the scheme was published. It knew what the prevailing rate of interest was in that year, just as it knew that the market for the landed property in Bombay was then on the rise and that the rise was rapid and phenomenal. The latter circumstance the Tribunal did take into consideration in assigning values to several plots in the claimant's plotting scheme, but, it ignored the fact, that in 1919 the commercial rate of interest was considerably higher than 6 per cent. which was the rate adopted by the Courts in pre-war times.

11. In the High Court Judgment in Reference 7 of 1920 (Government *vs.* Hormusji Framji Commissariat) delivered by Mr. Justice Kajiji on 7th June 1921 the learned Judge allowed 8 per cent. and pointed out that in chambers the judges sometimes sanctioned as much as 12 per cent. on mortgages, but *never less than* 9 per cent.

12. The Tribunal itself, after the decision in this Reference was given on 21st September 1921, delivered on the same date its decision in an Apportionment Reference (References 78 and 79 of 1920) in which it pointed out that *it was a matter of common knowledge that the ruling rate of interest in Bombay in* 1919 *was* 7½ *per cent.*

13. The question of the principle, which the Tribunal ignored, in not allowing deductions for brokerage, contingencies, etc., and a margin for risks and profit, which is justified by authoritative decisions of the High Court, was of greater moment than the inadequate deduction for loss of interest or the amount of excess over the award, given by the Tribunal.

14. It was apprehended that the Tribunal's judgment might create a precedent contrary to the practice hitherto adopted by that body, and admitted in several important judgments of the High Court. Therefore the Trust after having obtained Counsel's opinion on the point made an application for a certificate that the case was a fit one for appeal to the High Court. The certificate was refused by the President of the Tribunal; the Trust could not, therefore, carry the matter further.

City of Bombay Improvement Trust.

General Balance Sheet as at 31st March 1922.

CITY OF BOMBAY
GENERAL BALANCE

Capital and liabilities.	Amount.	Total.
CAPITAL ACCOUNT.	Rs. a. p.	Rs. a. p.
Schedule value of—		
Schedule "C" lands	53,44,120 7 8	
Do. "D" lands	17,30,293 5 11	
		70,74,413 13 7
Debt due to the general public—		
Total to end of March 1921 ... ... Rs. 9,52,94,000 0 0		
Deduct nett discount ... ... ,, 7,72,143 10 2		
	9,45,21,856 5 10	
During 1921-22	1,40,00,000 0 0	
		10,85,21,856 5 10
(Details in appendix II, columns 3 to 5)		
Special grants from the Government of India—		
On 1st April 1911	50,00,000 0 0	
On 6th May 1913	4,00,000 0 0	
		54,00,000 0 0
Sale-proceeds of lands and buildings—		
(Details in appendix I (*b*))	.....	1,19,73,480 14 10
Appropriations from general account under section 79 (I) of Act IV of 1898—		
Up to 31st March 1921	1,36,68,094 15 4	
For 1921-22	2,44,659 13 10	1,39,12,754 13 2
Total ...	.....	(*a*) 14,68,82,505 15 5
GENERAL ACCOUNT.		
Receipts during 1921-22 details in appendix IV	.....	65,14,396 8 3
Total ...	.....	(*b*) 65,14,396 8 3
SINKING FUND ACCOUNT.		
Amount received from general account revenue under section 55 (*1*) of the Act—		
Details in appendix II (column 9)	41,88,292 7 8	
Interest accrued to date (column 10)...	14,58,041 9 6	
		(*c*) 56,46,334 1 2
Balance ...	.....	120 9 3
Total ...	.....	56,46,454 10 5
PROVIDENT FUND ACCOUNT.		
Trustees' contribution and interest		3,66,702 11 1
Employés' contribution and interest		3,43,583 10 8
Total ...	.....	(*d*) 7,10,286 5 9
Carried over (*a*), (*b*), (*c*) & (*d*) ...	.....	15,97,53,522 14 7

IMPROVEMENT TRUST.

SHEET AS AT 31ST MARCH 1922.

Property and assets.	Amount.	Total.
CAPITAL ACCOUNT.	Rs. a. p.	Rs. a. p.
Book Value of lands as *per contra*	.....	70,74,413 13 7
Refund of preliminary expenses and interest made to Government under section 69 (1) and (2) of Act IV of 1898	.....	38,018 11 7
Expenditure on works, details in appendix III	.....	12,46,80,152 12 1
General surveys	71,489 11 0	
Tools and plant	6,56,299 9 10	
Stores in stock	7,46,553 9 8	
Promia for designs of chawls	1,000 0 0	
		14,75,342 14 6
Appropriations to general account under section 79 of the Act for 1906-07, 1907-08 and 1908-09	.....	3,04,169 2 10
Balances paid under sections 79 (3) (*b*) (i) and 79 (3) (*b*) (iii) of Act IV of 1898—		
To Government up to 31st March 1910	1,00,143 8 1	
To the Municipal Corporation up to 31st March 1911	18,88,984 10 11	
		19,89,128 3 0
Loss on sales of 3½ per cent. Government Promissory Notes	.....	90,271 3 1
Investment of Cash Balances—		
Cost of 4 per cent. Government Promissory Notes	4,94,674 15 10	
,, Bombay Improvement Trust Debentures	1,73,575 6 2	
,, 5½ per cent. Indian War Loan (war bonds)	2,700 0 0	
,, 6 ,, Government Bonds	50,72,500 0 0	
		57,43,450 6 0
Special investment for Provident Fund—		
Cost of 3½ per cent. Government Promissory Notes	31,443 14 6	
,, 4 per cent. do. do.	83,976 15 6	
,, ,, Bombay Port Trust Debentures	2,15,607 8 0	
,, ,, Bombay Improvement Trust Debentures ...	19,450 0 0	
,, 6½ ,, Bombay Development Loan	1,75,000 0 0	
,, 6 ,, Government Bonds	1,25,000 0 0	
		6,50,478 6 0
Balance ...	.....	(*f*) 14,20,45,425 8 8
		43,37,080 6 9
Total ...	.....	14,68,82,505 15 5
GENERAL ACCOUNT.		
Expenditure in 1921-22, details in appendix V...	.....	62,69,736 10 5
Balance appropriated to capital account under section 79 (1) of the Act	.....	2,44,659 13 10
Total ...	.....	(*g*) 65,14,396 8 3
SINKING FUND ACCOUNT.		
Cost of 4 per cent. debentures— (Details in appendix II, columns 12)	.....	(*h*) 56,46,454 10 5
Total ...	.....	56,46,454 10 5
PROVIDENT FUND ACCOUNT.		
Advances to Trust employés	.....	(*i*) 2,238 0 0
Balance ...		7,08,048 5 9
Total ...	.....	7,10,286 5 9
Carried over (*f*), (*g*), (*h*) & (*i*) ...	.....	15,42,08,514 11 4

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Capital and liabilities.	Amount.	Total.
	Rs. a. p.	Rs. a. p.
Brought forward (*a*), (*b*), (*c*) & (*d*) ...	.....	15,97,53,522 14 7
MISCELLANEOUS ACCOUNTS.		
Deposits from contractors and others	4,27,640 14 7	
Interest on security deposits	8,147 6 1	
Gallery projection fees	74,368 8 6	
Income tax (unpaid)	34 13 6	
		5,10,191 10 8
Interest payable to debenture holders—		
By Hongkong Bank for loan of 1899	11,758 10 4	
By Imperial Bank of India for loans from 1901 to 1908 and 1912 to 1914	106,000 0 0	
By Chartered Bank for loans of 1909 and 1910	2,940 0 0	1,20,698 10 4
Total ...	.....	(*e*) 6,30,890 5
Balance ...	.....	1,26,750 6 1
Total ...	.....	7,57,640 11 11
Grand total (*a, b, c, d and e*) ...	.....	16,03,84,413 3 7

Securities as on 31st March 1922.

	G. P. Notes and war Loan bonds and notes.	Bombay Municipal Debentures.	Port Trust Debentures.	Bombay Improvement Trust Debentures.	Post Office Cash Certificates.	Total.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
In Banks.						
Investment of surplus cash balances including special investment for Provident Fund.	7,83,900	...	2,14,000	2,84,000	...	12,81,900
Investment of Sinking Fund money.	...	2,13,500	1,01,500	30,44,000	...	33,59,000
Depositors' securities ...	17,97,900	15,000	1,33,500	3 ,000	2,580	19,86,980
In the Post Office.						
Depositors' securities ...	...	...	...	...	4,880	4,880
In Secretary's Custody.						
Investment of Surplus cash balances including special investment for Provident Fund.	52,00,100	...	...	...	...	52,00,100
Investment of Sinking Fund money.	...	...	...	25.00,000	...	25,00,000
Depositors' securities* ...	6,400	...	...	...	...	6,400
Total ...	77,88,300	2,28,500	4,49,000	58,66,000	7,460	1,43,39,260

* In addition one War Bond 1928 for Rs. 100 endorsed for refund to depositor but not taken delivery of, is also in hand.

Examined and found correct. The securities in which the Trustees' surplus balances, etc., are invested, and the security deposits of contractors and others have been checked and found to agree with the amounts entered above. The cash balance has also been checked and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Accountant General's Office, Bombay, 22nd December 1922.

Property and assets.		Amount.			Total.		
		Rs.	a.	p.	Rs.	a.	p.
Brought forward (*f*), (*g*), (*h*) & (*i*) ...					15,42,08,514	11	4
MISCELLANEOUS ACCOUNTS.							
Advances to contractors, etc.		4,15,858	8	10			
Sewri Wadala quarry		2,21,083	8	9			
					6,36,942	1	7
Interest payable to debenture holders with banks—							
Hongkong Bank		11,758	10	4			
Imperial Bank of India		1,06,000	0	0			
Chartered Bank		2,940	0	0			
					1,20,698	10	4
Total		.....			(*j*) 7,57,640	11	11
Balances—	Rs. a. p.						
Capital account	48,57,080 6 9						
Sinking fund account	*Dr.* 120 9 3						
Provident fund account	7,08,048 5 9						
Miscellaneous accounts	*Dr.* 1,26,250 6 11						
		.....			*(*k*) 54,18,257	12	4
Grand total (*f*, *g*, *h*, *i*, *j* and *k*) ...		.....			16,03,84,413	3	7

* Cash.

Specification of balances in banks and in hand :—

	Rs.	a.	p.
Hongkong and Shanghai Banking Corporation	2,470	10	0
Imperial Bank of India	3,07,530	15	0
Chartered Bank of India, Australia and China	17,119	4	2
National Bank of India	1,418	11	11
Mercantile Bank of India	1,391	8	0
Bank of India	5,60,484	2	0
Eastern Bank	7,955	15	6
Yokohama Specie Bank	15,01,210	1	1
Comptoir National Bank	3,429	8	6
Tata Industrial Bank	15,03,016	1	1
Central Bank of India	15,02,010	10	8
International Banking Corporation	1,975	1	8
Cash in hand	* 8,245	3	2
Total Rs. ...	54,18,257	12	4

* Excludes cheques drawn (and charged in the accounts) but not paid by the Bank—Rs. 1,78,631-11-4.

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 18th December 1922.

APPENDIX—I.

CAPITAL ACCOUNT.

(a) *Cost of management and establishment.*

Budget estimate for the year 1921-1922 (including Supplementary budget).	Particulars.	Actual expenditure for the half-year ending March 1922.	
Rs.	COST OF MANAGEMENT AND ESTABLISHMENT AND INCIDENTAL EXPENSES AS PER SECTION 75 (*1*) OF THE ACT.	Rs. a. p.	Rs. a. p.
	Chairman's salary and allowances—		
36,000	Salary	32,982 2 3	
5,000	Pension contribution, etc.	4,970 3 10	
2,800	Leave allowances	.....	
1,200	Conveyance allowance	2,500 5 7	
45,000			40,452 11 9
25,000	Trustees' fees	.....	20,030 0 0
	Secretary's department—		
1,11,500	Establishment	1,17,981 5 2	
939	Clothing to peons	779 12 0	
1,316	Furniture	2,809 14 9	
3,867	Sundries	3,916 7 9	
2,924	Stationery	2,514 6 11	
11,208	Printing	9,046 13 0	
1,31,254			1,36,448 11 7
	Engineering department—		
3,33,000	Establishment	2,96,848 8 9	
	Temporary establishment	1,48,045 4 4	
5,712	Survey instruments	2,520 10 0	
4,966	Furniture	4,498 10 0	
926	Clothing to peons	945 2 0	
	Contingencies—		
7,877	Printing	6,325 8 0	
19,217	Stationery	16,681 10 7	
7,098	Sundries	6,444 12 5	
3,78,796			4,82,509 13 1
	Land Manager's and Estate Agent's departments—		
4,23,800	Establishment	3,09,582 1 8	
	Temporary establishment	79,886 7 7	
2,500	Survey instruments	2,297 3 8	
1,050	Clothing to peons	1,467 1 8	
2,300	Furniture	2,495 4 6	
	Contingencies—		
5,000	Printing	5,291 10 0	
10,000	Stationery	11,635 3 0	
6,100	Sundries	3,579 10 8	
4,50,750			4,16,234 10 9
.....	Lump provision for revision of Establishment ...	.....	.....
	COST OF ESTABLISHMENTS CHARGEABLE TO CAPITAL ACCOUNT.		
	Land acquisition department—		
2,45,000	Officers' salary	91,091 12 10	.....
	Establishment (including leave and pension contribution)	.....	.....
	Contingencies	37 8 0	91,129 4 10
30,100	Expenses of Tribunal	.....	20,171 7 8
2,75,100	Total ...	.....	1,11,300 12 6
13,05,900	Carried over ...		12,06,976 11 7

Budget estimate for the year 1921-1922.	Particulars.	Actual expenditure for the half-year ending March 1922.	
Rs.		Rs. a. p.	Rs. a. p.
13,05,000	Brought forward ...	.....	12,06,976 11 7
.....			.....
	INCIDENTAL EXPENSES.		
2,000	Law expenses (general)	1,967 5 4	
54,000	Contribution to provident fund	49,754 9 10	
29,000	Maintenance of administrative offices, Engineer's office, central stores, payshed and office furniture ...	24,111 6 5	
30,000	Disposal of lands (brokerage, etc.)	7,164 5 3	
11,000	Commission to banks	10,762 12 1	
5,000	Miscellaneous ...	4,153 1 9	
3,000	Gratuities and compassionate allowances	1,220 0 0	
5,25,000	Expenses of loan	5,30,283 7 4	
15,000	Fees and other expenses to Consulting Engineers ...	12,663 11 8	
12,000	Purchase of motor cars	9,317 7 5	
5,000	Maintenance of motor cars	8,494 12 6	
	Total ...	.....	6,59,592 15 7
6,91,000			
1,99,69,000	Total cost of management of establishments ...	.....	18,66,569 11 2

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 18th December 1922.

Examined and found correct.

Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 22nd December 1922.

APPENDIX I—*continued.*

CAPITAL ACCOUNT—*continued.*

(b) Sale-proceeds of lands and buildings credited under section 64 of the Act.

Budget estimate for the year 1921-1922.	Particulars.	Actual receipt in 1921-1922.	Total to end of 1921-1922.
Rs.		Rs. a. p.	Rs. a. p.
	Schedule C—		
	Flats	.....	4,92,023 14 0
	Cooperage Plot	.....	625 0 0
	Marine Lines	.....	1 0 0
22,590	Hornby Road	30,000 0 0	40,383 0 0
	Chowpati Estate	.....	9,427 9 8
	Dispensary Plot	.....	83,453 2 9
	Plot South of Old Town Barracks	.....	95,600 0 0
	Parel Estate	22,520 0 0	9,28,178 3 5
	Schedule D—		
	Connaught Road	2,094 0 0	2,094 0 0
	Agripada West	6,328 11 6	87,856 4 5
.....	,, Central	*Dr.* 37 8 0	19,967 8 0
	,, East	779 0 0	5,77,193 0 0
	Other lands in Schedule D	11,860 0 0	27,975 10 6
	Schedule E—		
.....	Colaba Reclamation	.....	6,166 0 0
.....	Scheme No. 1 (First Nágpáda)	15,350 0 0	1,36,020 15 0
.....	,, 2 (Princess Street)	.....	6,37,129 10 8
18,423	,, 3 (Sandhurst Road)	1,04,662 0 0	8,54,443 14 7
.....	,, 4 (Gámdevi)	6,010 0 0	2,97,316 9 6
49,745	,, 5 (Dadar-Matunga)	39,794 0 0	7,14,386 8 6
.....	,, 6 (Sion-Matunga)	*Dr.* 4,983 2 0	31,892 5 4
3,000	,, 8 (Mándvi-Koliwáda)	3,000 0 0	2,26,895 0 3
.....	,, 13 (Souter Street Extension, eastwards) ...	.....	13,012 8 0
.....	,, 27 (Mathew Road)	57,672 0 0	2,43,901 1 10
38,000	,, 29 (Nowrojee Hill)	7,892 15 1	6,16,065 9 10
.....	,, 30 (Souter Street Extension, westwards) ...	.....	1,32,000 0 0
1,01,471	,, 31 (Parel)	1,11,369 13 7	11,93,825 3 1
1,000	,, 32 (East Agripáda)	13,309 9 8	8,81,464 12 5
.....	,, 33 (Bhatwádi)	.....	38,230 5 7
.....	,, 36 (Lamington Road)	.....	10,640 0 0
5,000	,, 37 (Sydenham Road)	13,835 8 0	92,920 8 10
.....	,, 41 (Undria Street)	.....	11,347 1 8
500	,, 43 (Parel, Central)	17,789 0 0	73,8[illegible]9 0 0
2,000	,, 47 (Parel, Northern)	75 0 0	3,155 14 5
500	,, 50 (Mazagaon)	.....	.....
1,81,000	,, 52 (Worli)	17,06,462 0 0	18,86,962 0 0
.....	,, 53 (Foras Road)	.....	2,96,000 0 0
500	,, 54 (Kolbatwadi)	.....	194 0 0
.....	,, 56 (Dharavi)	1,41,378 0 3	2,58,136 2 3
79,000	,, 57 (Sewri-Koliwada)	42,645 0 0	46,889 8 0
500	,, 58 (Worli-Extension)	85,084 0 4	1,05,981 0 4
5,05,771	,, 60 (Naigaum)	4,99,272 0 0	7,9[illegible],577 4 0
.....	Police Scheme No. 17 (Duncan Road)	.....	1,746 0 0
.....	,, ,, 18 (Shepherd Road)	.....	10 10 0
10,09,000	Total Rupees ...	29,34,182 0 5	1,19,73,480 14 10

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 18th December 1922.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 22nd December 1922.

APPENDIX II.

Loan and sinking fund statement.

Particulars of loan and of repayment	Date of issue of loan.	Amount raised	Average rate of issue.	Nett receipts.	Yearly interest payable.	Sinking Fund. Basis	Amount payable yearly.	Total amount paid to date.	Interest accrued to date.	Total amount including interest.	Cost of investment.	+ or — balances under sinking fund (11—12).	Nominal value of investment in Municipal debentures.	Nominal value of investment in Port Trust debentures.	Nominal value of investment in Improvement Trust debentures.	Total cols. 14 to 16.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
			Rs. a. p.	Rs. a. p.	Rs.	Per cent.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs.	Rs.
4 % Rupee coupon debenture loan.	1st Nov. 1899 ...	50 lakhs	96 0 0	48,00,000 0 0	1,00,000	4	(a)10,564 0 0	4,59,632 0 0	2,73,206 14 11	7,32,838 14 11						
4 % Perpetual loan	15th Sept. 1911 ...	70 ,,	95 4 0	28,57,695 10 0	60,000	,,	6,250 0 0	2,51,200 0 0	1,28,802 2 1	3,80,002 2 1						
Do.	15th July 1902 ...	30 ,,	98 2 0·6	29,43,850 0 0	60,000	,,	6,280 0 0	2,38,640 0 0	1,13,213 11 7	3,51,853 11 7						
Do.	20th Aug. 1903 ...	60 ,,	100 4 0	60,14,991 14 0	1,20,000	,,	12,560 0 0	4,52,160 0 0	1,98,718 6 6	6,50,878 6 6						
Do.	7th Sept. 1904 ...	50 ,,	102 5 9·438	51,18,082 13 0	1,00,000	,,	(b)10,493 0 0	3,55,497 0 0	1,44,539 10 6	5,00,036 10 6						
Do.	12th Sept. 1905 ...	30 ,,	103 10 2·75	31,09,179 6 0	60,000	,,	6,250 0 0	2,00,960 0 0	76,212 15 8	2,77,172 15 8						
Do.	2nd Oct. 1906 ...	20 ,,	100 15 9	20,19,687 8 0	40,000	3	(c) 6,148 3 3	1,84,330 4 0	64,548 1 10	2,48,878 5 10						
Do.	24th Sept. 1907 ...	15 ,,	98 4 1·671	14,73,880 8 11	30,000	,,	4,609 9 10	1,29,069 3 4	41,466 2 9	1,70,535 6 1						
Do.	8th Sept. 1908 ...	30 ,,	96 4 6·914	28,88,580 5 0	60,000	,,	9,219 5 8	2,39,703 3 4	70,088 13 6	3,09,792 0 10						
4% Sterling coupon debenture loan.	1st July 1909 ...	84,99,000*	95 12 0	81,37,792 8 0	1,69,980	,,	25,654 4 0	6,41,356 4 0	1,76,981 0 4	8,18,337 4 4						
Do.	1st July 1910 ...	49,95,000†	99 0 0	49,45,050 0 0	99,900	,,	15,077 8 4	3,46,782 15 8	86,011 4 0	4,32,794 3 8						
4% Debenture loan	28th Aug. 1912 ...	25 lakhs.	101 12 8	25,44,789 7 8	50,000	,,	7,662 12 0	1,38,269 8 0	26,156 13 8	1,64,446 5 8						
Do	26th Aug. 1913 ...	18 ,,	100 15 7·263	18,17,555 15 0	35,000	,,	5,531 8 7	88,504 9 4	14,592 15 3	1 03,097 8 7						
Do.	4th Aug. 1914 ...	50 ,,	97 0 8·1	48,50,810 6 8	1,00,000	,,	15,365 6 0	2,15,115 4 0	30,256 8 1	2,45,371 12 1						
6% Do.	3rd Jan. 1916 ...	25 ,,	98 13 7·2	25,00,000 0 0	(d)50,000	,,	7,682 11 0	92,192 4 0	10,749 5 4	102,941 9 4						
6% Do.	10th Nov. 1919 ...	40 ,,	100 0 0	40,00,000 0 0	(e)1,20,000	4½	6,696 0 0	25,784 0 0	825 0 0	27,609 0 0						
6% Do.	30th Apl. 1920 ...	70 ,,	100 0 0	70,00,000 0 0	(f)2,10,000	,,	12,002 0 0	36,036 0 0	735 14 0	36,741 14 0						
6% Do.	1st Nov 1920 ...	2,75 ,,	100 0 0	2,75,00,000 0 0	(g)8,25,000	,,	(h)46,035 0 0	92,070 0 0	935 13 6	93,005 13 6						
6% Do.	1st Nov. 1921 ...	95 ,,	100 0 0	95,00,000 0 0	2,85,000	,,	(h)15,903 0 0	.....	.....	.....						
	20th Feb 1922 ...	45 ,,	100 0 0	45,00,000 0 0	1,35,000	,,	.....	.....	.....	.....						
Total ...	.....	10,92,94,000	.....	10,85,21,856 5 10	27,10,880	...	2,20,064 2 1	41,88,292 7 8	14,58,041 9 6	56,46,334 1 2	56,46,454 10 5	—120 9 3	2,13,500	1,01,500	55,44,000	58,59,000

*(£566,600 @ 1s. 4d.) †(£333,000 @ 1s. 4d.)

(a) Rs. 10,240-0-0 up to 14th May 1908. (b) Rs. 10,240-0-0 up to 14th January 1908. (c) Rs. 6,037-0-8 up to 31st December 1907.

(d) The loan was issued on special terms, the result of which is the same as if the Board had issued a 4 per cent. 60 year loan at Rs. 98-13-7·2 per cent.

(e) Debenture issued to Bank of India are to be repurchased (under agreement) on 10th November 1924 @ Rs. 99-5-0.

(f) Debentures issued to Bombay Government to be repurchased (under agreement) on 30th April 1925 till then income tax is also payable by the Board.

(g) Debenture not yet issued to Government; Interest payable to Government at 6½ per cent. nett, pending further arrangements.

(h)

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

Secretary's Office, Bombay, 18th December 1922.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 22nd December 1922.

E. G. TURNER,
Chairman.

APPENDIX III.

CAPITAL ACCOUNT.

Statement of expenditure on works.

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1921-22.
	To end of March 1921.	During 1921-22.	Total to end of 1921-22.	To end of March 1921.	During 1921-22.	Total to end of 1921-22.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
IMPROVEMENT OF LANDS VESTED IN THE BOARD.							
Schedule C.—Lands.							
Flats	52,425 12 8	2,000 0 0	54,425 12 8	12,837 4 5	903 0 0	13,740 4 5	68,166 1 1
Chaupati Estate	92,726 2 5	.....	92,726 2 5	90,911 7 4	.....	90,911 7 4	1,83,637 9 9
Fire Service on Cotton Green Plot	5,021 1 4	.....	5,021 1 4	2,999 10 0	.....	2,999 10 0	8,020 11 4
Hornby Road Plot, Scheme No. 22	1,04,677 13 0	.....	1,04,677 13 0	29,031 0 4	.....	29,031 0 4	1,33,708 13 4
Wellington Lines Plot, Scheme No. 20	30,649 14 7	.....	30,649 14 7	6,237 10 4	.....	6,237 10 4	36,887 8 11
Wellington Lines Central Garden	3,615 14 4	.....	3,615 14 4	968 13 0	.....	968 13 0	4,584 11 4
Marine Lines Plot	4,750 13 11	.....	4,750 13 11	5,398 10 11	135 0 0	5,533 10 11	10,284 8 10
Wodehouse Road Plot, Scheme No. 21	22,364 8 0	.....	22,364 8 0	4,212 2 10	.....	4,212 2 10	26,576 10 10
Filling in wells and payments for sites	36,194 12 1	.....	36,194 12 1	4,855 9 1	.....	4,855 9 1	41,050 5 2
Special repairs on Kennedy Sea Face	59,048 13 11	.....	59,048 13 11	4,692 2 9	.....	4,692 2 9	63,741 0 8
Plot south of Crawford Market (Scheme No. 10)	7,638 3 4	.....	7,638 3 4	1,840 6 4	.....	1,840 6 4	9,478 9 8
Secretariat Plot	1,516 14 4	.....	1,516 14 4	369 10 9	.....	369 10 9	1,886 9 1
Plot south of Old Town Barracks	.....	.....	.....	2,655 0 0	.....	2,655 0 0	2,655 0 0
Dispensary Plot	.....	.....	.....	222 0 0	.....	222 0 0	222 0 0
Plot north of Municipal Offices	.....	.....	.....	884 0 0	.....	884 0 0	884 0 0
Parel Estate	.....	.....	.....	25,817 0 0	558 0 0	26,375 0 0	26,375 0 0
Saluting battery Plot	.....	.....	.....	*Cr. 25 0 0*	.....	*Cr. 25 0 0*	*Cr. 25 0 0*
Cooperage Plot	.....	.....	.....	1,844 0 0	.....	1,844 0 0	1,844 0 0
...	4,20,630 11 11	2,000 0 0	4,22,630 11 11	1,95,751 8 1	1,596 0 0	1,97,347 8 1	6,19,978 4 0
Schedule D.—Lands.							
West Agripada and Connaught Road.							
Connaught Road Estate, Scheme No. 12—							
Road construction and filling in	23,336 1 5	.....	23,336 1 5	5,412 14 5	.....	5,412 14 5	28,748 15 10
Sundries	2,269 13 1	.....	2,269 13 1	488 0 0	.....	488 0 0	2,757 13 1

Agripada Estate, Scheme No. 11—									
Filling in site, etc.	2,90,314 0 0	.....	2,90,314 0 0	1,07,037 1 8	.....	1,07,037 1 8	3,97,351 1 8		
Road construction	1,95,174 7 11	4,155 7 7	1,99,329 15 6	36,420 3 5	313 0 0	36,733 3 5	2,36,063 2 11		
Paving foot-paths	16,142 3 1	.....	16,142 3 1	1,045 0 0	.....	1,045 0 0	17,187 3 1		
Sundries	1,820 14 0	.....	1,820 14 0	427 0 0	.....	427 0 0	2,247 14 0		
Drainage	1,23,733 2 3	.....	1,23,733 2 3	6,035 0 0	.....	6,035 0 0	1,29,768 2 3		
Recreation ground	4,115 14 3	.....	4,115 14 3	282 0 0	.....	282 0 0	4,397 14 3		
Land west of Railway	3,850 11 6	.....	3,850 11 6	320 0 0	.....	320 0 0	4,170 11 6		
Acquisition (disposal)	.....	.....	.....	46,955 3 1	.....	46,955 3 1	46,955 3 1		
Central Agripada—									
Sankli Street, Scheme No. 9—									
Land—									
Acquisition of properties	17,000 0 0	.....	17,000 0 0	9,814 5 0	.....	9,814 5 0	26,814 5 0		
Brokerage, law charges and sundries	271 6 3	.....	271 6 3	23 8 0	.....	23 8 0	294 14 3		
Roads, etc.—									
Roads	8,363 7 4	.....	8,363 7 4	1,643 14 7	.....	1,643 14 7	10,007 5 11		
East Agripada—									
Acquisition	5,49,610 0 0	.....	5,49,610 0 0	9,049 0 0	.....	9,049 0 0	5,58,659 0 0		
Roads, etc.—									
Roads	29,331 8 0	12,805 7 6	42,136 15 6	2,170 0 0	952 0 0	3,122 0 0	45,258 15 6		
Filling in	57,840 6 2	.....	57,840 6 2	6,481 0 0	.....	6,481 0 0	64,321 6 2		
Other schedule D Lands—									
Lands at Matunga—									
Filling in	724 11 0	.....	724 11 0	1,726 2 9	295 0 0	2,021 2 9	2,745 13 9		
Total schedule D—Lands	13,23,898 10 3	16,960 15 1	13,40,859 9 4	2,35,330 4 11	1,560 0 0	2,36,890 4 11	15,77,749 14 3		
Schedule F.—Lands	.....	.....	.....	8 0 0	.....	8 0 0	8 0 0		
SCHEMES.									
Scheme No. 1.—"First Nagpada."									
Land—									
Acquisition of properties	15,30,319 2 0	.....	15,30,319 2 0	3,18,266 4 2	255 0 0	3,18,521 4 2	18,48,840 6 2		
Brokerage, law charges and sundries	41,982 0 0	.....	41,982 0 0	6,465 2 0	.....	6,465 2 0	48,447 2 0		
Roads, etc.—									
Roads	75,747 7 8	.....	75,747 7 8	11,359 0 0	.....	11,359 0 0	87,106 7 8		
Open spaces	429 4 1	.....	429 4 1	62 0 0	.....	62 0 0	491 4 1		
Chawls—									
Agripada (4 blocks)	1,71,777 6 5	.....	1,71,777 6 5	58,897 7 1	.....	58,897 7 1	2,30,674 13 6		
,, (12 blocks)	5,01,553 10 5	.....	5,01,553 10 5	79,472 13 10	.....	79,472 13 10	5,81,026 8 3		
Nagpada (2 blocks)	91,996 14 6	.....	91,996 14 6	16,878 4 6	.....	16,878 4 6	1,08,875 3 0		
Sheds for sweepers	1,048 11 5	.....	1,048 11 5	901 12 10	.....	901 12 10	1,950 8 3		
	24,14,854 8 6	.....	24,14,854 8 6	4,92,302 12 5	255 0 0	4,92,557 12 5	29,07,412 4 11		
Carried over	41,59,383 14 8	18,960 15 1	41,78,344 13 9	9,23,392 9 5	3,411 0 0	9,26,803 9 5	51,05,148 7 2		

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1921-22.
	To end of March 1921.	During 1921-22.	Total to end of 1921-22.	To end of March 1921.	During 1921-22.	Total to end of 1921-22.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	41,59,388 14 8	18,960 15 1	41,78,344 13 9	9,23,392 9 5	3,411 0 0	9,26,803 9 5	51,05,148 7 2
SCHEMES—*continued.*							
Scheme No. 2.—" Princess Street."							
Land—							
Acquisition of properties	6 ,23,972 14 10	.....	66,23,972 14 10	7,15,498 15 2	.....	7,15,498 15 2	73,39,471 14 0
Brokerage, law charges and sundries	1,85,920 10 11	.....	1,85,920 10 11	17,197 9 2	.....	17,197 9 2	2,03,118 4 1
Roads, etc.—							
Roads	1,86,355 7 8	.....	1 86,355 7 8	39,015 12 4	.....	39,015 12 4	2,25,371 4 0
Removal of debris	3,344 13 1	.....	3,344 13 1	827 0 0	.....	827 0 0	4,171 13 1
Chawls—							
Chandanwadi	4,79,238 0 1	.....	4,79,238 0 1	96,242 5 9	.....	96,242 5 9	5,75,480 5 10
Princess Street	39,272 4 2	.....	39,272 4 2	7,574 0 0	.....	7,574 0 0	46,846 4 2
Temporary sheds at Kennedy Sea Face	51,579 7 5	.....	51,579 7 5	9,336 0 0	.....	9,336 0 0	60,915 7 5
Sheds for sweepers	169 9 9	.....	169 9 9	180 0 0	.....	180 0 0	349 9 9
	75,69,853 3 11	.....	75,69,853 3 11	8,85,871 10 5	... ..	8,85,871 10 5	84,55,724 14 4
Scheme No. 3.—" Sandhurst Road."							
Land—							
Acquisition of properties	80,55,757 7 8	.....	80,55,757 7 8	9,50,536 4 5	29,308 0 0	9,79,844 4 5	90,35,601 12 1
Brokerage law charges and sundries	2,42,145 5 2	240 0 0	2,42,385 5 2	24,619 10 1	.....	24,619 10 1	2,67,004 15 3
Roads, etc.—							
Roads	4,33,100 13 2	10,686 4 6	4,43,787 1 8	75,505 13 8	797 0 0	76,302 13 8	5,20,089 15 4
Filling in	5,704 6 8	.....	5,704 6 8	838 0 0	.....	838 0 0	6,542 6 8
Removal of debris	2,1 3 5 8	792 2 6	2,545 7 9	338 0 0	29 0 0	367 0 0	2,912 7 9
Play-ground	2,083 4 1	.....	2,083 14 1	149 0 0	.....	149 0 0	2,232 14 1
Chawls—							
Imamwada	6,36,878 7 4	.....	6,36,878 7 4	1,27,466 7 4	.....	1,27,466 7 4	7,64,344 14 8
Six additional blocks at Agripada	2,56,943 2 2	.....	2,56,943 2 2	62,955 6 2	.....	62,955 6 2	3,19,898 8 4
One block at Nagpada	92 891 7 10	.....	92,891 7 10	22,192 0 0	.....	22,192 0 0	1,14,583 7 10
Temporary sheds at Agripada	9,478 5 6	.....	9,478 5 6	564 1 2	.....	564 1 2	10,042 6 8
Semi-permanent huts at Chowpati	54,065 15 3	.....	54,065 15 3	12,112 10 3	.....	12,112 10 3	66,178 9 6
Sheds for bhangis and sweepers	513 7 11	.....	513 7 11	61 0 0	.....	61 0 0	574 7 11
	97,91,216 2 0	11 318 7 0	98,02,534 9 0	12,77,338 5 1	30,134 0 0	13,07,472 5 1	1,11,10,006 14 1

Scheme No. 4 —"Gamdevi."																								
Land—																								
Acquisition of properties	...	...	...	12,11,324	4	2	30	0	0	12,11,354	4	2	1,63,177	6	11	96	0	0	1,63,573	6	11	13,74,927	11	1
Brokerage, law charges and sundries	...	...	...	67,049	5	2	.....			67,049	5	2	7,381	3	0	.....			7,381	5	0	74,430	8	2
Roads, etc.—																								
Roads	...	...	...	3,12,913	6	6	2,651	1	6	3,15,591	8	0	56,725	3	4	201	0	0	56,926	3	4	3,72,520	11	4
Filling in	...	...	...	2,22,726	13	4	.....			2,22,726	13	4	44,315	8	0	.....			44,315	8	0	2 67,042	5	4
Retaining walls	...	...	...	40,414	7	4	.....			40,414	7	4	8,376	0	0	.....			8,376	0	0	48,790	7	4
Slip in Gibbs Road	...	...	...	80,280	3	0	.....			80,280	3	0	15,200	0	0	.....			15,200	0	0	95,480	3	0
Steps for pedestrians on Hughes Road	...	...	...	107	15	0	.....			107	15	0	24	0	0	.....			24	0	0	131	15	0
				19,34,846	6	6	2,681	1	6	19,37,527	8	0	2,95,499	5	3	297	0	0	2,95,796	5	3	22,33,323	13	3
Scheme No. 5.—"Dádar-Matunga."																								
Land—																								
Acquisition of properties	...	...	...	23,35,690	11	3	25	0	0	23,35,715	11	3	5,14,368	3	11	1,061	0	0	5,15,429	3	11	28,51,144	15	2
Brokerage, law charges and sundries	...	...	...	70,630	0	5	71	8	0	70,701	8	5	5,125	5	1	.....			5,125	5	1	75,826	13	6
Roads, etc.—																								
Roads and passages	...	...	...	12,82,552	4	2	7,31,660	1	4	20,14,212	5	6	72,562	0	0	54,465	0	0	1,27,027	0	0	21,41,239	5	6
Filling in	...	...	...	6,74,428	3	6	34,347	4	9	7,08,775	8	3	64,217	15	7	2,557	0	0	66,774	15	7	7,75,550	7	10
Removal of debris	...	...	...	24	4	0	.....			24	4	0	.....			.....			.....			24	4	0
Parks and open spaces	...	...	...	10,737	7	6	.....			10,737	7	6	803	0	0	.....			803	0	0	11,540	7	6
Large sewers	...	...	...	12,264	9	2	478	0	9	12,742	9	11	797	0	0	36	0	0	833	0	0	13,575	9	11
Storm water drains	...	...	...	73,269	10	2	*Cr. 9,520*	*14*	*0*	63,748	12	2	5,111	0	0	*Cr. 708*	*0*	*0*	4,403	0	0	68,151	12	2
Cost of materials at site	...	...	...	16,734	11	3	11,641	7	5	28,376	2	8	1,332	0	0	867	0	0	2,199	0	0	30,575	2	8
Septic tanks	...	...	...	1,04,142	11	8	.....			1,04,142	11	8	5,951	0	0	.....			5,951	0	0	1,10,093	11	8
Chawls—																								
Semi-permanent sheds	...	...	...	18,801	6	2	10,048	15	7	28,850	5	9	749	0	0	748	0	0	1,497	0	0	30,347	5	9
Miscellaneous	...	...	...	.....			3,772	2	4	3,772	2	4	.....			281	0	0	281	0	0	4,053	2	4
Chawls for Staff quarters	...	...	...	.....			1,13,967	13	2	1,13,967	13	2	.....			8,484	0	0	8,484	0	0	1,22,451	13	2
				45,99,275	15	3	8,96,491	7	4	54,95,767	6	7	6,71,016	8	7	67,791	0	0	7,38,807	8	7	62,34,574	15	2
Scheme No. 6.—"Sion-Matunga."																								
Land—																								
Acquisition of properties	...	...	...	19,57,384	14	7	.....			19,57,884	14	7	1,92,172	10	8	*Cr. 44*	*0*	*0*	1,92,128	10	8	21,50,013	9	3
Brokerage, law charges and sundries	...	...	...	61,214	3	1	*Cr. 11*	*9*	*3*	61,202	9	10	6,022	0	1	.....			6,022	0	1	67,224	9	11
Roads, etc.—																								
Roads	...	...	...	1,88,145	1	10	2,18,528	6	9	4,06,673	8	7	8,174	0	0	16,258	0	0	24,432	0	0	4,31,105	8	7
Filling in	...	...	...	7,03,766	3	11	13,78,722	13	1	20,82,489	1	0	37,521	0	0	1,02,578	0	0	1,40,099	0	0	22,22,588	1	0
Cost of materials at site	...	...	...	508	0	7	29,474	15	6	29,983	0	1	19	0	0	2,193	0	0	2,212	0	0	32,195	0	1
Storm water drains	...	...	...	698	0	9	2,055	9	0	2,753	9	9	27	0	0	152	0	0	179	0	0	2,932	9	9
Miscellanous	...	...	...	768	1	0	5,625	0	11	6,393	1	11	30	0	0	418	0	0	448	0	0	6,841	1	11
Underbridge—																								
Construction (at Mahim)	...	...	...	44,922	14	4	.....			44,922	14	4	105	0	0	.....			105	0	0	45,027	14	4
Chawls—																								
Semi-permanent sheds at Matunga	...	...	...	1,78,109	15	2	28,937	13	2	2,07,047	12	4	8,377	0	0	2,153	0	0	10,530	0	0	2,17,577	12	4
Workmen's cottages	...	...	...	36,336	5	3	2,857	12	9	39,194	2	0	2,216	0	0	212	0	0	2,428	0	0	41,622	2	0
Chawls for Clerks	...	...	...	7,447	1	8	92,457	5	9	99,904	7	5	286	0	0	5,878	0	0	7,164	0	0	1,07,068	7	5
Temporary Bungalows	...	...	...	.....			63,288	12	1	63,288	12	1	.....			4,708	0	0	4,708	0	0	67,996	12	1
				31,79,800	14	2	18,21,936	15	9	50,01,737	13	11	2,54,949	10	9	1,35,506	0	0	3,90,455	10	9	53,92,193	8	8
	Carried over	...	...	3,12,34,376	8	6	27,51,388	14	8	3,39,85,765	7	2	43,08,068	1	6	2,37,139	0	0	45,45,207	1	6	3,85,30,972	8	8

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1921-22.
	To end of March 1921.	During 1921-22.	Total to end of 1921-22.	To end of March 1921.	During 1921-22.	Total to end of 1921-22.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	3,12,34,376 8 6	27,51,388 14 8	3,39,85,765 7 2	43,08,068 1 6	2,37,139 0 0	45,45,207 1 6	3,85,30,972 8 8
SCHEMES—*continued.*							
Scheme No. 7.—"Colaba Reclamation."							
Land—							
Acquisition of properties	13,000 0 0	.....	13,000 0 0	8,449 0 0	.....	8,449 0 0	21,449 0 0
Brokerage, law charges and sundries	651 9 7	.....	651 9 7	54 1 5	.....	54 1 5	705 11 0
Roads, etc.—							
Roads	1,28,710 7 0	.....	1,28,710 7 0	29,886 8 10	.....	29,886 8 10	1,58,596 15 10
Filling in	2,14,039 9 4	.....	2,14,039 9 4	30,244 15 4	.....	30,244 15 4	2,44,284 8 8
Protection works	43,745 3 5	.....	43,745 3 5	7,639 0 0	.....	7,639 0 0	51,384 3 5
	4,00,146 13 4	.....	4,00,146 13 4	76,273 9 7	.....	76,273 9 7	4,76,420 6 11
Scheme No. 8.—"Mandvi-Koliwada."							
Land—							
Acquisition of properties	19,80,881 13 3	.....	19,80,881 13 3	1,99,539 8 11	74 0 0	1,99,613 8 11	21,80,495 6 2
Brokerage, law charges and sundries	44,268 5 11	.....	44,268 5 11	4,480 3 2	.....	4,480 3 2	48,748 9 1
Roads, etc.—							
Roads	60,423 9 9	1,173 0 11	61,596 10 8	12,611 4 1	89 0 0	12,700 4 1	74,296 14 9
Removal of debris	618 6 11	.....	618 6 11	101 0 0	.....	101 0 0	719 6 11
Chawls—							
Mandvi-Koliwada	2,55,610 6 8	.....	2,55,610 6 8	52,263 15 6	.....	52,263 15 6	3,07,874 6 2
Paltan Road huts	37,310 5 7	.....	37,310 5 7	8,102 5 9	.....	8,102 5 9	45,412 11 4
Sheds for sweepers	4 9 6	.....	4 9 6	.....	.....	.....	4 9 6
	23,79,117 9 7	1,173 0 11	23,80,290 10 6	2,77,098 5 5	163 0 0	2,77,261 5 5	26,57,551 15 11

Scheme No. 13.—" Souter Street Extension Eastwards."								
Land—								
Acquisition of properties	20,785 14 3	.....	20,785 14 3	3,883 2 1	.....	3,883 2 1	24,669 0 4	
Brokerage, law charges and sundries	7,823 13 5	.....	7,823 13 5	803 4 6	.....	803 4 6	8,627 1 11	
Roads, etc.—								
Roads	8,815 13 0	.....	8,815 13 0	2,320 0 0	.....	2,320 0 0	11,135 13 0	
Filling in	17,693 2 11	.....	17,693 2 11	3,687 2 5	.....	3,687 2 5	21,380 5 4	
	55,118 11 7	.....	55,118 11 7	10,693 9 0	.....	10,693 9 0	65,812 4 7	
Scheme No. 27.—" Mathew Road."								
Land—								
Acquisition of properties	11,31,278 10 10	.....	11,31,278 10 10	1,41,082 5 2	.....	1,41,082 5 2	12,72,361 0 0	
Brokerage, law charges and sundries	34,110 12 3	.....	34,110 12 3	3,037 7 9	.....	3,037 7 9	37,148 4 0	
Roads, etc.—								
Roads	63,557 13 9	570 9 7	64,128 7 4	14,128 7 8	45 0 0	14,173 7 8	78,301 15 0	
Filling in	1,619 1 11	.....	1,619 1 11	290 0 0	.....	290 0 0	1,909 1 11	
	12,30,566 6 9	570 9 7	12,31,137 0 4	1,58,538 4 7	45 0 0	1,58,583 4 7	13,89,720 4 11	
Scheme No. 29.—" Nowrojee Hill."								
Land—								
Acquisition of properties	63,82,565 12 2	.....	63,82,565 12 2	5,45,376 15 7	72,113 0 0	6,17,489 15 7	70,00,055 11 9	
Brokerage, law charges and sundries	1,09,226 5 2	.....	1,09,226 5 2	6,532 11 5	.....	6,532 11 5	1,15,759 0 7	
Roads, etc.—								
Roads	102,965 12 3	10,633 14 10	1,13,599 11 1	11,389 0 0	792 0 0	15,181 0 0	1,28,780 11 1	
Filling in	1,04,178 9 11	9,460 1 0	1,13,638 10 11	14,123 3 1	705 0 0	14,828 3 1	1,28,466 14 0	
Removal of debris	21,448 12 7	1,425 15 6	22,874 12 1	3,742 0 0	106 0 0	3,848 0 0	26,722 12 1	
Recreation ground	1,974 3 6	.....	1,974 3 6	147 0 0	.....	147 0 0	2,121 3 6	
Chawls—								
Nowrojee Hill Road	3,50,831 6 1	.....	3,50,831 6 1	29,561 6 11	...	29,561 6 11	3,80,392 13 0	
Semi-permanent sheds	97,371 2 4	11,503 2 6	1,08,874 4 10	5,544 0 0	857 0 0	6,401 0 0	1,15,275 4 10	
Miscellaneous	... ..	134 7 0	134 7 0	... ..	10 0 0	10 0 0	144 7 0	
	71,70,562 0 0	33,157 2 10	72,03,719 8 10	6,19,416 5 0	74,583 0 0	6,93,999 5 0	78,97,718 13 10	
Scheme No. 30.—" Souter Street Extension Westwards."								
Land—								
Acquisition of properties	79,542 4 10	.....	79,542 4 10	5,402 0 0	.....	5,402 0 0	84,944 4 10	
Brokerage, law charges and sundries	6,398 13 3	.....	6,398 13 3	521 14 6	.....	521 14 6	6,920 11 9	
Roads, etc.—								
Roads	2,635 5 3	.....	2,635 5 3	1,468 0 0	.....	1,468 0 0	4,103 5 3	
Filling in	27,579 9 6	.....	27,579 9 6	5,854 0 0	.....	5,854 0 0	33,433 9 6	
	1,16,156 0 10	.....	1,16,156 0 10	13,245 14 6	.....	13,245 14 6	1,29,401 15 4	
Carried over ...	4,25,86,044 2 7	27,86,290 2 0	4,53,72,334 4 7	54,63,334 1 7	3,11,930 0 0	57,75,264 1 7	5,11,47,598 6 2	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1921-22.
	To end of March 1921.	During 1921-22.	Total to end of 1921-22.	To end of March 1921.	During 1921-22.	Total to end of 1921-22.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs a. p.
Brought forward ...	4,25,86,044 2 7	27,86,290 2 0	4,53,72,334 4 7	54,63,334 1 7	3,11,930 0 0	57,75,264 1 7	5,11,47,598 6 2
SCHEMES—*continued.*							
Scheme No. 31.—"*Parel.*"							
Land—							
Acquisition of properties	43,51,946 4 6	51,638 0 0	44,03,584 4 6	4,33,866 5 1	19,549 0 0	4,53,415 5 1	48,56,999 9 7
Brokerage, law charges and sundries	85,412 9 5	607 3 3	86,019 12 8	3,705 5 0	.....	3,705 5 0	89,725 1 8
Roads, etc.—							
Roads	7,77,138 10 5	6,04,066 13 2	13,81,205 7 7	50,653 10 4	44,967 0 0	95,620 10 4	14,76,826 1 11
Filling in	2,36,498 7 2	19,064 7 10	2,55,562 15 0	15,342 0 0	1,420 0 0	16,762 0 0	2,72,324 15 0
Removal of debris	38 0 0	.....	38 0 0	.....	.....	.....	38 0 0
Large size storm water drains	69,408 14 7	23,303 7 9	92,712 6 4	3,733 0 0	1,736 0 0	5,469 0 0	98,181 6 4
Chawls—							
Sopari Bag Road	3,13,319 6 8	.....	3,13,319 6 8	76,426 6 3	.. ...	76,426 6 3	3,89,745 12 11
Semi-permanent sheds	65,225 5 4	6,495 6 0	71,720 11 4	4,169 0 0	483 0 0	4,652 0 0	76,372 11 4
Sheds for sweepers and bhangis	1,044 10 5	.....	1,044 10 5	69 0 0	.....	69 0 0	1,113 10 5
	59,00,032 4 6	7,05,175 6 0	66,05,207 10 6	5,87,964 10 8	68,155 0 0	6,56,119 10 8	72,61,327 5 2
Scheme No. 32.—"*East Agripada.*"							
Land—							
Acquisition of properties	26,88,911 0 8	.....	26,88,911 0 8	2,63,711 0 6	8,616 0 0	2,72,327 0 6	29,61,238 1 2
Brokerage, law charges and sundries	42,674 13 9	426 0 5	43,100 14 2	141 14 10	.....	141 14 10	43,242 13 0
Roads, etc.—							
Roads	1,77,642 15 5	10,939 8 5	1,88,582 7 10	12,530 0 0	814 0 0	13,344 0 0	2,01,926 7 10
Filling in	61,119 11 5	4,247 10 2	65,397 5 7	4,490 0 0	316 0 0	4,806 0 0	70,203 5 7
Recreation ground	221 15 0	1,584 8 0	1,806 7 0	11 0 0	88 0 0	99 0 0	1,905 7 0
Chawls—							
Semi-permanent sheds for weavers	32,259 4 0	1,178 2 0	33,437 6 0	2,112 0 0	118 0 0	2,230 0 0	35,667 6 0
Semi-permanent sheds	1,11,529 13 3	56,319 15 9	1,67,849 13 0	6,767 0 0	4,193 0 0	10,960 0 0	1,78,809 13 0
Chawls at Kalapani	3,56,867 14 10	63,927 3 7	4,20,795 2 5	16,017 0 0	4,759 0 0	20,776 0 0	4,41,571 2 5
Chawls for Mahars	3,19,480 0 4	37,625 7 3	3,57,105 7 7	16,313 0 0	2,801 0 0	19,114 0 0	4,06,219 7 7
Do. for Trust Peons	1,48,035 9 2	3,791 11 10	1,51,827 5 0	6,236 0 0	282 0 0	6,518 0 0	1,58,345 5 0
Miscellaneous	... ..	122 0 0	122 0 0	.....	9 0 0	9 0 0	131 0 0
	39,68,773 1 10	1,80,162 3 5	41,18,935 5 3	3,23,328 15 4	21,996 0 0	3,50,324 15 4	44,99,260 4 7

Scheme No. 33.—"Bhatwadi."								
Land—								
Acquisition of properties	2,78,855 1 4	.....	2,78,855 1 4	27,076 0 0	.....	27,076 0 0	3,05,931 1 4	
Brokerage, law charges and sundries	4,294 1 4	.....	4,294 1 4	318 0 7	.....	318 0 7	4,612 1 11	
Roads	12,435 8 11	*Cr. 23 0 0*	12,412 8 11	2,536 0 0	.....	2,536 0 0	14,948 8 11	
	2,95,584 11 7	*Cr. 23 0 0*	2,95,561 11 7	29,930 0 7	.....	29,930 0 7	3,25,491 12 2	
Scheme No. 36.—"Lamington Road."								
Land—								
Acquisition of properties	2,21,482 8 0	.....	2,21,482 8 0	13,669 0 0	.....	13,669 0 0	2,35,151 8 0	
Brokerage, law charges and sundries	6,009 7 7	.....	6,009 7 7	353 0 0	.....	353 0 0	6,362 7 7	
Roads	36,585 10 10	.....	36,585 10 10	9,672 0 0	.....	9,672 0 0	46,257 10 10	
	2,64,077 10 5	.....	2,64,077 10 5	23,694 0 0	.....	23,694 0 0	2,87,771 10 5	
Scheme No. 37.—"Sydenham Road."								
Land—								
Acquisition of properties	1,04,75,053 13 2	1,489 2 2	1,04,76,542 15 4	6,58,332 7 9	716 0 0	6,59,048 7 9	1,11,35,591 7 1	
Brokerage, law charges and sundries	92,493 2 9	664 10 10	93,157 13 7	71 0 0	.....	71 0 0	93,228 13 7	
Roads, etc.—								
Roads	4,019 10 10	2 6 0	4,022 0 10	299 0 0	.....	299 0 0	4,321 0 10	
Chawls—								
Semi-permanent Sheds	6,583 7 0	11,304 11 6	17,888 2 6	333 0 0	841 0 0	1,174 0 0	19,062 2 6	
	1,05,78,150 1 9	13,460 14 6	1,05,91,611 0 3	6,59,035 7 9	1,557 0 0	6,60,592 7 9	1,12,52,203 8 0	
Scheme No. 41.—"Undria Street."								
Land—								
Acquisition of properties	4,62,356 0 0	.....	4,62,356 0 0	40,843 0 0	63 0 0	40,906 0 0	5,03,262 0 0	
Brokerage, law charges and sundries	4,773 15 2	.....	4,773 15 2	...	.....	.....	4,773 15 2	
Roads, etc.—								
Remodelling buildings	39,423 8 10	.....	39,423 8 10	2,953 0 0	.....	2,953 0 0	42,376 8 10	
Service passages	6,563 4 5	.....	6,563 4 5	482 0 0	.....	482 0 0	7,045 4 5	
	5,13,116 12 5	.....	5,13,116 12 5	44,278 0 0	63 0 0	44,341 0 0	5,57,457 12 5	
Scheme No. 43.—"Parel Road Central."								
Land—								
Acquisition of properties	19,16,348 0 0	50,282 6 10	19,66,630 6 10	1,23,661 12 0	4,332 0 0	1,27,993 12 0	20,94,624 2 10	
Brokerage, law charges and sundries	17,788 6 5	1,943 2 8	19,731 9 1	.....	.....	.....	19,731 9 1	
Roads, etc.—								
Roads	27,878 8 7	21,040 13 6	48,919 6 1	1,126 0 0	1,568 0 0	2,694 0 0	51,613 6 1	
Miscellaneous	...	28 14 6	28 14 6	.....	2 0 0	2 0 0	30 14 6	
	19,62,014 15 0	73,295 5 6	20,35,310 4 6	1,24,787 12 0	5,902 0 0	1,30,689 12 0	21,66,000 0 6	
Carried over ...	6,60,67,793 12 1	37,58,360 15 5	6,98,26,154 11 6	72,61,352 15 11	4,09,603 0 0	76,70,955 15 11	7,74,97,110 11 5	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1921-22.
	Total to end of March 1921.	During 1921-22.	Total to end of 1921-22.	To end of March 1921.	During 1921-22.	Total to end of 1921-22.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	6,60,67,793 12 1	37,58,360 15 5	6,98,26,154 11 6	72,61,352 15 11	4,09,603 0 0	76,70,955 15 11	7,74,97,110 11 5
SCHEMES—*continued.*							
Scheme No. 47.—"Parel Road Northern."							
Land—							
Acquisition of properties	25,20,878 14 9	1,19,281 8 10	26,40,160 7 7	1,55,872 13 6	8,971 0 0	1,64,843 13 6	28,05,004 5 1
Brokerage, law charges and sundries	26,522 12 11	3,617 14 7	30,140 11 6	.....	.....	.....	30,140 11 6
Roads, etc.—							
Roads	16,829 6 5	1,14,067 7 1	1,30,896 13 6	676 0 0	8,497 0 0	9,173 0 0	1,40,069 13 6
Miscellaneous	.....	27 6 6	27 6 6	...	2 0 0	2 0 0	29 6 6
	25,64,231 2 1	2,36,994 5 0	28,01,225 7 1	1,56 548 13 6	17,470 0 0	1,74,018 13 6	29,75,244 4 7
Scheme No. 49.—"Napean Sea Road Reclamation."							
Land—							
Acquisition of properties	.....	.....	...	639 0 0	.....	639 0 0	639 0 0
Brokerage, law charges and sundries	215 10 0	.....	215 10 0	.....	.....	.....	215 10 0
Roads, etc.—							
Filling in	1,790 8 0	.....	1,790 8 0	135 0 0	.....	135 0 0	1,925 8 0
	2,006 2 0	.....	2,006 2 0	774 0 0	.....	774 0 0	2,780 2 0
Scheme No. 50—"Mazagaon Street Scheme."							
Land—							
Acquisition of properties	3,26,199 0 0	1,20,000 0 0	4,46,199 0 0	17,961 0 0	10,995 0 0	28,956 0 0	4,75,155 0 0
Brokerage, law charges and sundries	2,405 0 2	3,267 2 8	5,672 2 10	.....	.....	.....	5,672 2 10
Roads, etc.—Filling in	11,179 7 11	20 13 6	11,200 5 5	433 0 0	2 0 0	435 0 0	11,635 5 5
Chawls—							
Mazgaon chawls	6,83,249 10 8	3,26,747 5 1	10,09,996 15 9	26,440 0 0	24,330 0 0	50,770 0 0	10,60,766 15 9
Semi-permanent Sheds	11,159 2 6	1,852 10 7	13,011 13 1	434 0 0	139 0 0	573 0 0	13,584 13 1
Miscellaneous	.....	242 15 0	242 15 0	.....	19 0 0	19 0 0	261 15 0
	10,31,192 5 3	4,52,130 14 10	14,86,323 4 1	45,268 0 0	35,485 0 0	80,753 0 0	15,67,076 4 1
Scheme No. 53.—"Worli-Street."							
Land—							
Acquisition of properties	43,33,222 0 0	24,73,881 4 0	68,07,103 4 0	1,79,517 5 1	2,31,508 0 0	4,11,025 5 1	72,18,128 9 1
Brokerage, law charges and sundries	12,238 4 4	7,941 13 4	20,180 1 8	.....	.....	.....	20,180 1 8
Roads, etc.—							
Filling in	17 30,295 1 9	21,57,126 10 3	38,87,421 12 0	68,128 0 0	1,60,579 0 0	2,28,707 0 0	41,16,128 12 0
Road	.....	62,655 9 7	62,655 9 7	...	4,665 0 0	4,665 0 0	67,320 9 7
Miscellaneous	...	7,468 3 0	7,468 3 0	.....	556 0 0	556 0 0	8,024 3 0
	60,75,755 6 1	47,09,073 8 2	1,07,84,828 14 3	2,47,645 5 1	3,97,308 0 0	6,44,953 5 1	1,14,29,782 3 4

Scheme No. 53—"Foras Road Street Scheme."								
Land—								
Acquisition of properties	6,95,640 0 0	1,37,678 0 0	8,33,318 0 0	39,261 10 11	12,115 0 0	51,376 10 11	8,84,694 10 11	
Brokerage, law charges and sundries	782 10 0	4,788 10 4	5,571 4 4	.....	.....	.....	5,571 4 4	
Roads, etc.—								
Roads	13,423 8 1	30,109 5 5	43,532 13 6	519 0 0	2,241 0 0	2,760 0 0	46,292 13 6	
Filling in	11,500 7 0	*Cr. 3,126 0 0*	8,374 7 0	445 0 0	*Cr. 233 0 0*	212 0 0	8,586 7 0	
Chawls—								
Foras Road Chawls	6,78,908 14 3	12,10,684 2 8	18 89,593 0 11	487 0 0	90,122 0 0	1,17,609 0 0	20,07,202 0 11	
Semi-permanent Sheds for labourers	8,731 13 10	1,159 11 6	9,891 9 4	341 0 0	86 0 0	427 0 0	10,318 9 4	
,, ,, ,, ,, sweepers	2,228 14 2	*Cr. 183 1 6*	2,045 12 8	85 0 0	*Cr. 14 0 0*	71 0 0	2,116 12 8	
Miscellaneous	.....	389 10 0	389 10 0	.....	28 0 0	28 0 0	417 10 0	
	14,11,216 3 4	13,81,500 6 5	27,92,716 9 9	68,138 10 11	1,04,345 0 0	1,72 483 10 11	29,65,200 4 8	
Scheme No. 54—"Kolbhatwadi Improvement Scheme."								
Land—								
Acquisition of properties	16,05,143 0 0	28,303 0 0	16,33,446 0 0	64,231 0 0	2,469 0 0	66,700 0 0	17,00,146 0 0	
Brokerage, law charges and sundries	10,335 7 0	2,420 15 11	12,756 6 11	.....	.....	.....	12,756 6 11	
	16,15,478 7 0	30,723 15 11	16,46,202 6 11	64,231 0 0	2,469 0 0	66,700 0 0	17,12,902 6 11	
Scheme No. 56.—"Dharavi Street."								
Land—								
Acquisition of properties	6,23,227 0 0	20,90,072 0 0	27,13,299 0 0	24,912 0 0	1,63,274 0 0	1,88,186 0 0	29,01,485 0 0	
Brokerage, law charges and sundries	8,684 13 0	4,048 4 7	12,733 1 7	.....	.....	.....	12,733 1 7	
Roads, etc.—								
Filling in	14,63,952 5 7	*Cr. 5,27,219 5 9*	9,36,732 15 10	59,159 0 0	*Cr. 39,184 0 0*	19,975 0 0	9,56,707 15 10	
	20,95,864 2 7	15,66,900 14 10	36,62,765 1 5	84,071 0 0	1,24,090 0 0	2,08,161 0 0	38,70,926 1 5	
Scheme No. 57.—"Sewri-Wadala."								
Land—								
Acquisition of properties	28,26,518 0 0	26,60,561 6 8	54,87,079 6 8	1,09,762 13 7	2,06,556 11 2	3,16,319 8 9	58,03,398 15 5	
Brokerage, law charges and sundries	12,280 0 2	13,980 14 4	26,260 14 6	.....	.....	.....	26,260 14 6	
Roads, etc.—								
Filling in	69,772 6 2	7,27,484 5 1	7,97,256 11 3	2,713 0 0	54,160 0 0	56,873 0 0	8,54,129 11 3	
Miscellaneous	5,018 15 6	10,445 1 5	15,464 0 11	193 0 0	.....	193 0 0	15,657 0 11	
Chawls—								
Chawls for clerks	7,304 11 8	.....	7,304 11 8	283 0 0	777 0 0	1,060 0 0	8,364 11 8	
Semi-permanent sheds	85,401 6 9	28,830 8 4	1,14,231 15 1	3,309 0 0	2,146 0 0	5,455 0 0	1,19,686 15 1	
Temporary Bungalows	.....	10,762 8 5	10,762 8 5	.....	801 0 0	801 0 0	11,563 8 5	
	30,06,295 8 3	34,52,064 12 3	64,58,360 4 6	1,16,260 13 7	2,64,440 11 2	3,80,701 8 9	68,39,061 13 3	
Scheme No. 58.—"Worli Extension."								
Land—								
Acquisition of properties	21,36,912 0 0	5,96,184 0 0	27,33,096 0 0	83,111 0 0	47,362 0 0	1,30,473 0 0	28,63,569 0 0	
Brokerage, law charges and sundries	4,274 10 9	6,994 6 4	11,269 1 1	.....	.....	.....	11,269 1 1	
Roads, etc.—								
Filling in	440 0 0	267 0 5	707 0 5	19 0 0	21 0 0	40 0 0	747 0 5	
Roads	12,740 2 3	3,783 1 0	16,523 3 3	492 0 0	284 0 0	776 0 0	17,299 3 3	
	21,54,366 13 0	6,07,228 7 9	27,61,595 4 9	83,622 0 0	47,667 0 0	1,31,289 0 0	28,92,884 4 9	
Scheme No. 59.—"Sewri-Koliwada."								
Land								
Brokerage, law charges and sundries	1,184 1 4	22 10 8	1,206 12 0	.....	.....	.....	1,206 12 0	
Carried over ...	8,60,28,383 15 0	1,61,95,000 15 3	10,22,23,384 14 3	81,27,912 11 0	14,02,877 11 2	95,30,790 6 2	11,17,54,175 4 5	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1921-22.
	To end of March 1921.	During 1921-22.	Total to end of 1921-22.	To end of March 1921.	During 1921-22.	Total to end of 1921-22.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	8,60,28,383 15 0	1,61,95,000 15 3	10,22,23,384 14 3	81,27,912 11 0	14,02,877 11 2	95,30,790 6 2	11,17,54,175 4 5
Scheme No. 60.—"Naigaum-Street."							
Land—							
Acquisition of properties	39,23,640 0 0	9,24,028 0 0	48,47,668 0 0	1,79,097 0 0	93,946 0 0	2,73,043 0 0	51,20,711 0 0
Brokerage, law charges and sundries	12,492 12 8	5,687 3 2	18,179 15 10	.....	.....	.....	18,179 15 10
Roads, etc.—							
Filling in	2,692 0 10	4,007 3 7	6,699 4 5	104 0 0	298 0 0	402 0 0	7,101 4 5
Roads	1,892 15 7	24,128 13 1	26,021 12 8	74 0 0	1,793 0 0	1,867 0 0	27,888 12 8
	39,40,717 13 1	9,57,851 3 0	48,98,569 0 11	1,79,275 0 0	96,037 0 0	2,75,312 0 0	51,73,881 0 11
Scheme No. 61.—"Fergusson-Road."							
Land—							
Acquisition of properties	3,89,324 0 0	3,793 0 0	3,93,117 0 0	16,462 0 0	654 0 0	17,116 0 0	4,10,233 0 9
Brokerage, law charges and sundries	1,366 7 11	934 9 7	2,301 1 6	.....	.....	.....	2,301 1 6
Filling in	.....	6,81,441 0 0	6,81,441 0 0	....	50,735 0 0	50,735 0 0	7,32,176 0 0
	3,90,690 7 11	6,86,168 9 7	10,76,859 1 6	16,462 0 0	51,389 0 0	67,851 0 0	11,44,710 1 6
Scheme No. 62.—"Love-Lane."							
Land—							
Acquisition of properties	.....	3,80,119 0 0	3,80,119 0 0	.....	28,309 0 0	28,309 0 0	4,08,428 0 0
Brokerage, law charges and sundries	918 7 4	442 10 8	1,361 2 0	.....	.....	.....	1,361 2 0
Chawls—							
Love lane Chawls	14,980 11 10	1,00,421 13 9	1,15,402 9 7	581 0 0	7,475 0 0	8,056 0 0	1,23,458 9 7
	15,899 3 2	4,80,983 8 5	4,96,882 11 7	581 0 0	35,784 0 0	36,365 0 0	5,33,247 11 7
Chaupati Reclamation	1,500 0 0	.....	1,500 0 0	383 0 0	.....	383 0 0	1,883 0 0
POLICE ACCOMMODATION SCHEMES.							
First Nagpada Estate—Scheme No. 14—							
Construction	69,201 1 7	.....	69,201 1 7	10,209 0 5	.....	10,209 0 5	79,410 2 0
Sundries	4,228 10 0	.....	4,228 10 0	811 0 0	.....	811 0 0	5,039 10 0
	73,429 11 7	.....	73,429 11 7	11,020 0 5	.....	11,020 0 5	84,449 12 0
Wodehouse Road Estate—Scheme No. 18—							
Land—							
Acquisition of properties	76,302 0 0	.....	76,302 0 0	4,706 0 11	.....	4,706 0 11	81,008 0 11
Works—							
Construction	2,02,131 8 1	.....	2,02,131 8 1	33,558 6 10	.....	33,558 6 10	2,35,689 14 11
Sundries	5,145 15 3	.....	5,145 15 3	823 0 0	.....	823 0 0	5,968 15 3
	2,83,579 7 4	.....	2,83,579 7 4	39,087 7 9	.....	39,087 7 9	3,22,666 15 1

Duncan Road—Scheme No. 17—								
Land—								
Acquisition of properties	39,281 12 4	.....	39,281 12 4	5,609 12 4	.....	5,609 12 4	44,891 8 8	
Works—								
Construction	10,986 13 11	.....	10,986 13 11	1,715 7 7	...	1,715 7 7	12,702 5 6	
Sundries	1,129 12 11	.....	1,129 12 11	256 15 5	.....	253 15 5	1,386 12 4	
	51,398 7 2	.....	51,398 7 2	7,582 3 4	.....	7,582 3 4	58,980 10 6	
Shepherd Road—Scheme No. 18—								
Land—								
Acquisition of properties	15,173 4 3	.....	15,173 4 3	851 5 3	.....	851 5 3	16,024 9 6	
Works—								
Construction	14,866 14 4	.....	14,866 14 4	3,087 15 6	.....	3,087 15 6	17,954 13 10	
Sundries	1,913 2 4	.....	1,913 2 4	331 0 0	.....	331 0 0	2,244 2 4	
	31,953 4 11	.....	31,953 4 11	4,270 4 9	.....	4,270 4 9	36,223 9 8	
Agripada Estate—Scheme No. 19—								
Land—								
Acquisition of properties	44,876 0 0	.....	44,876 0 0	3,424 0 0	.....	3,424 0 0	48,300 0 0	
Works—								
Construction	1,00,831 13 3	.....	1,00,831 13 3	18,484 6 5	.....	18,484 6 5	1,19,316 3 8	
Sundries	9,311 7 0	.....	9,311 7 0	2,192 0 0	.....	2,192 0 0	11,503 7 0	
	1,55,019 4 3	.....	1,55,019 4 3	24,100 6 5	.....	24,100 6 5	1,79,119 10 8	
Connaught Road Estate—Scheme No. 23—								
Land—								
Acquisition of properties	13,409 0 0	.....	13,409 0 0	1,027 0 0	.....	1,027 0 0	14,436 0 0	
Works—								
Construction	54,917 13 8	.....	54,917 13 8	9,410 6 4	.....	9,410 6 4	64,328 4 0	
Sundries	621 15 4	.....	621 15 4	109 6 7	.....	109 6 7	731 5 11	
	68,948 13 0	.....	68,948 13 0	10,546 12 11	.....	10,546 12 11	79,495 9 11	
Princess Street Estate—Scheme No. 24—								
Land—								
Acquisition of properties	1,51,413 0 0	.....	1,51,413 0 0	.....	.....	.....	1,51,413 0 0	
Works—								
Construction	92,747 5 11	.....	92,747 5 11	19,429 1 3	.....	19,429 1 3	1,12,176 7 2	
Sundries	2,009 2 6	.....	2,009 2 6	354 13 2	.....	354 13 2	2,363 15 8	
	2,46,169 8 5	.....	2,46,169 8 5	19,783 14 5	.....	19,783 14 5	2,65,953 6 10	
Gamdevi Estate—Scheme No. 25—								
Land—								
Acquisition of properties	44,850 0 0	.....	44,850 0 0	2,014 0 0	.....	2,014 0 0	46,864 0 0	
Sundries	591 3 8	.....	591 3 8	32 13 5	.....	32 13 5	624 1 1	
Works—								
Construction	76,161 9 0	.....	76,161 9 0	5,757 0 0	.....	5,757 0 0	82,918 9 0	
	1,21,602 12 8	.....	1,21,602 12 8	7,803 13 5	.....	7,803 13 5	1,29,406 10 1	
Carried over ...	9,14,09,292 12 6	1,83,20,004 5 1	10,97,29,297 1 7	84,48,808 10 5	15,86,087 11 2	1,00,34,896 5 7	11,97,64,193 7 2	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1921-22.
	To end of March 1921.	During 1921-22.	Total to end of 1921-22.	To end of March 1921.	During 1921-22.	Total to end of 1921-22.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	9,14,09,292 12 6	1,83,20,004 5 1	10,97,29,297 1 7	84,48,808 10 5	15,86,087 11 2	1,00,34,896 5 7	11,97,64,193 7 2
Lamington Road—Scheme No. 34—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	482 10 0	.....	482 10 0	51 0 0	.....	51 0 0	533 10 0
Works—							
Construction	3,77,730 3 8	*Cr. 2,950 0 0*	3,74,780 3 8	26,103 0 0	*Cr. 216 0 0*	25,887 0 0	4,00,667 3 8
	3,78,213 13 8	*Cr. 2,950 0 0*	3,75,263 13 8	26,154 0 0	*Cr. 216 0 0*	25,938 0 0	4,01,201 13 8
Sandhurst Road West—Scheme No. 35—							
Land—							
Brokerage, law charges and sundries	208 1 8	329 12 0	537 13 8	43 8 2	.....	43 8 2	581 5 10
Works—							
Construction	1,00,100 12 0	*Cr. 17,600 0 0*	82,500 12 0	4,572 0 0	*Cr. 1,309 0 0*	3,263 0 0	85,763 12 0
	1,00,308 13 8	*Cr. 17,270 4 0*	83,038 9 8	4,615 8 2	*Cr. 1,309 0 0*	3,306 8 2	86,345 1 10
Sandhurst Road East—Scheme No. 39—							
Land—							
Acquisition of properties	.....	.....	.....	8,868 0 0	.....	8,868 0 0	8,868 0 0
Brokerage, law charges and sundries	215 10 0	.....	215 10 0	.....	.....	.....	215 10 0
Works—							
Construction	3,76,000 0 0	55,000 0 0	4,31,000 0 0	17,510 0 0	4,092 0 0	21,602 0 0	4,52,602 0 0
	3,76,215 10 0	55,000 0 0	4,31,215 10 0	26,378 0 0	4,092 0 0	30,470 0 0	4,61,685 10 0
Byculla—Scheme No. 40—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	316 6 0	.....	316 6 0	.....	.....	.....	316 6 0
Works—							
Construction	5,81,000 0 0	43,600 0 0	6,24,600 0 0	26,156 0 0	3,249 0 0	29,405 0 0	6,54,005 0 0
	5,81,317 6 0	43,600 0 0	6,24,917 6 0	26,156 0 0	3,249 0 0	29,405 0 0	6,54,322 6 0

Mahalbaudi—Scheme No. 44—								
Land—								
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	200 0 0	.....	200 0 0	.....	.....	.....	200 0 0
Works—							
Construction	2,35,500 0 0	Cr. 4,000 0 0	2,31,500 0 0	11,282 0 0	Cr. 298 0 0	10,984 0 0	2,42,484 0 0
	2,35,701 0 0	Cr. 4,000 0 0	2,31,701 0 0	11,282 0 0	Cr. 298 0 0	10,984 0 0	2,42,685 0 0
Paltan Road—Scheme No. 45—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	202 6 0	.....	202 6 0	.....	.....	.....	202 6 0
Works—							
Construction	5,36,450 0 0	Cr. 34,450 0 0	5,02,000 0 0	31,486 0 0	Cr. 2,554 0 0	28,932 0 0	5,30,932 0 0
	5,36,653 6 0	Cr. 34,450 0 0	5,02,203 6 0	31,486 0 0	Cr. 2,554 0 0	28,932 0 0	5,31,135 6 0
Mahim—Scheme No. 48—							
Land—							
Brokerage, law charges and sundries	.....	382 4 0	382 4 0	.....	.....	.....	382 4 0
Works—							
Construction	3,40,800 0 0	70,700 0 0	4,11,500 0 0	15,900 0 0	5,260 0 0	21,160 0 0	4,32,660 0 0
	3,40,800 0 0	71,082 4 0	4,11,882 4 0	15,900 0 0	5,260 0 0	21,160 0 0	4,33,042 4 0
Chinchbunder Road—Scheme No. 55—							
Land—							
Brokerage, law charges and sundries	.....	397 6 0	397 6 0	.....	.....	.....	397 6 0
Works—							
Construction	1,45,000 0 0	40 500 0 0	1,85,500 0 0	5,872 0 0	3,013 0 0	8,885 0 0	1,94,385 0 0
	1,45,000 0 0	40,897 6 0	1,85,897 6 0	5,872 0 0	3,013 0 0	8,885 0 0	1,94,782 6 0
Mazagaon—Scheme No. 55A—							
Land—							
Brokerage, law charges and sundries	.....	337 4 0	337 4 0	.....	.....	.....	337 4 0
Works—							
Construction	3,34,000 0 0	15,200 0 0	3,49,200 0 0	15,102 0 0	1,131 0 0	16,233 0 0	3,65,433 0 0
	3,34,000 0 0	15,537 4 0	3,49,537 4 0	15,102 0 0	1,131 0 0	16,233 0 0	3,65,770 4 0
King's Circle (Matunga)—Scheme No. 63—							
Land—							
Brokerage, law charges and sundries	.....	256 8 0	256 8 0	.....	.....	.....	256 8 0
DeLisle Road—Scheme No. 64—							
Land—							
Brokerage, law charges and sundries	.....	445 10 0	445 10 0	.....	.....	.....	445 10 0
MILL COMPANY'S CHAWL SCHEMES.							
Scheme No. 42—Spring Mills—							
Land—							
Acquisition of properties	76,076 0 0	.....	76,076 0 0	5,703 0 0	.....	5,703 0 0	81,779 0 0
Brokerage, law charges and sundries	685 12 0	.....	685 12 0	.....	.....	.....	685 12 0
Works—							
Construction	4,09,506 12 4	.....	4,09,506 12 4	30,196 0 0	.....	30,196 0 0	4,39,702 12 4
Filling in	Cr. 2,952 7 10	.....	Cr. 2,952 7 10	Cr. 225 0 0	.....	Cr. 225 0 0	Cr. 3,177 7 10
	4,83,316 0 6	.....	4,83,316 0 6	35,674 0 0	.....	35,674 0 0	5,18,990 0 6
Scheme No. 51—Century Mills—							
Land—							
Acquisition of properties	1,15,759 8 0	.....	1,15,759 8 0	6,791 0 0	224 0 0	7,015 0 0	1,22,774 8 0
Brokerage, law charges and sundries	1,214 2 10	204 14 4	1,449 1 2	.....	.....	.....	1,449 1 2
	1,17,003 10 10	204 14 4	1,17,208 9 2	6,791 0 0	224 0 0	7,015 0 0	1,24,223 9 2
Cried over	9,50,37,822 9 2	1,84,88,357 15 5	11,35,26,180 8 7	86,54,219 2 7	15,98,679 11 2	1,02,52,898 13 9	12,37,79,079 6 4

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1921-22.
	To end of March 1921.	During 1921-22.	Total to end of 1921-22.	To end of March 1921.	During 1921-22.	Total to end of 1921-22.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	9,50,37,822 9 2	1,84,88,357 15 5	11,35,26,180 8 7	86,54,219 2 7	15,98,679 11 2	1,02,52,898 13 9	12,37,79,079 6 4
Spring Mills Chawl Extension Scheme	75 0 0	.....	75 0 0	.....	.....	.....	75 0 0
Kohinoor Mills	1,803 13 9	*Cr. 1,803 13 9*	.....	70 0 0	*Cr. 70 0 0*	.....	.....
Scheme No. 65—David Mills—							
Land—							
Acquisition	.....	1,89,965 0 0	1,89,965 0 0	.....	23,319 0 0	23,319 0 0	2,13,284 0 0
Brokerage, law charges and sundries	271 2 0	1,042 5 4	1,313 7 4	.....	.....	.....	1,313 7 4
SURVEYS OF THE ISLAND OF BOMBAY.	271 2 0	1,91,007 5 4	1,91,278 7 4	.....	23,319 0 0	23,319 0 0	2,14,597 7 4
Survey of the north of the Island of Bombay	87,721 12 0	42 0 0	87,763 12 0	18,409 5 11	.....	18,409 5 11	1,06,173 1 11
ADMINISTRATIVE OFFICES, ETC.							
Construction	3,04,879 11 1	.....	3,04,879 11 1	12,218 0 0	.....	12,218 0 0	3,17,097 11 1
Additional storey	3,574 0 0	.....	3,574 0 0	891 0 0	.....	891 0 0	4,465 0 0
	3,08,453 11 1	.....	3,08,453 11 1	13,109 0 0	.....	13,109 0 0	3,21,562 11 1
Store-yard at Agripada—							
Construction	4,258 13 8	.....	4,258 13 8	777 7 10	.....	777 7 10	5,036 5 6
Central stores at the back of Frere Fletcher School—							
Construction	12,896 6 2	.....	12,896 6 2	2,759 15 6	.....	2,759 15 6	15,656 5 8
Engineer's Office at Matunga	1,25,401 6 11	3,173 12 0	1,28,575 2 11	6,002 0 0	238 0 0	6,240 0 0	1,34,815 2 11
Workshop extension	23,566 15 11	*Cr. 7 13 0*	23,559 2 11	914 0 0	.....	914 0 0	24,473 2 11
Erection and Installation of workshop for Motor Lorries ...	.....	73,238 0 5	73,238 0 5	.....	5,446 0 0	5,446 0 0	78,684 0 5
	23,566 15 11	73,230 3 5	96,797 3 4	914 0 0	5,446 0 0	6,360 3 0	1,03,157 3 4
Grand Total ...	9,56,02,271 10 8	1,87,54,007 6 5	11,43,56,279 1 1	86,96,260 15 10	16,27,612 11 2	1,03,23,873 11 0	12,46,80,152 12 1

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.
Secretary's Office, Bombay, 18th December 1922.

E. G. TURNER,
Chairman.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts, } *Auditor.*
Bombay, 1922.

APPENDIX—IV.

GENERAL ACCOUNT.

Revenue.

Budget estimate for the year 1921-1922.	Statement of receipts.			Actual receipts for the half-year ending March 1922.		
Rs.		Rs.	a.	p.	Rs.	a.	p.
	RENTS AND OTHER PROCEEDS OF PROPERTIES.						
	1—*Schedule C.*						
39,104	The Flats	44,022	4	7			
10	,, Kennedy Sea Face	10	0	0			
2	,, Cooperage Plot	11	0	0			
35,533	,, Marine Lines Estate	33,884	6	6			
35,311	,, Wellington Lines Plot	32,591	8	9			
33,711	,, Wodehouse Road Plot	33,448	13	6			
73,673	,, Hornby Road Plot	72,821	6	11			
12,871	,, Plot south of Crawford Market	12,870	9	0			
11,671	,, Plot north of Municipal Offices	11,670	8	9			
56,800	,, Chowpatty Estate (west)	58,324	7	1			
	,, ,, ,, (east)	3,496	0	0			
6,000	,, Parel Estate	8,363	5	9			
3,04,686					3,11,514	6	10
	2—*Schedule D.*						
4,171	The Connaught Road Estate	4,140	2	4			
1,14,844	,, Agripada Estate (west)	79,482	14	5			
	,, ,, ,, (central)	1,001	0	0			
	,, ,, ,, (east)	35,711	0	0			
200	,, Lands at Matunga	156	12	9			
1,19,215					1,20,491	13	6
	3—*Schedule E.*						
1,06,716	Colaba Reclamation (Scheme 7)	.....			1,05,191	2	2
	4—*Schedule F.*						
204	Lands leased by Government	.....			204	4	4
	5—*Other lands and buildings vesting in the Board.*						
	Schemes.						
35,806	Scheme No. 1 (First Nagpada)	34,966	1	10			
4,08,204	,, 2 (Princess Street)	4,10,388	14	3			
5,03,024	,, 3 (Sandhurst Road)	4,53,564	10	7			
88,105	,, 4 (Gamdevi)	88,542	8	5			
64,453	,, 5 (Dadar-Matunga)	72,465	9	9			
26,200	,, 6 (Sion-Matunga)	26,626	11	8			
73,120	,, 8 (Mandvi-Koliwada)	73,842	4	0			
1,752	,, 13 (Souter Street extension, eastwards) ...	1,752	0	0			
42,690	,, 27 (Mathew Road)	41,679	10	0			
3,29,610	,, 29 (Nowrojee Hill)	3,19,192	10	10			
200	,, 30 (Souter Street extension, westwards) ...	410	0	0			
1,61,410	,, 31 (Parel)	1,65,454	2	8			
1,06,862	,, 32 (East Agripada)	1,10,847	5	4			
3,597	,, 34 (Bhatwadi)	3,466	0	0			
612	,, 36 (Lamington Road)	613	0	0			
7,22,500	,, 37 (Sydenham Road)	7,06,957	1	0			
20,065	,, 41 (Undria Street)	19,901	5	5			
85,000	,, 43 (Parel central)	89,751	1	0			
2,02,000	,, 47 (Parel northern)	2,25,467	11	2			
636	,, 49 (Napean Sea Road Reclamation) ...	636	0	0			
12,000	,, 50 (Mazagaon)	16,677	7	0			
16,000	,, 52 (Worli)	58,121	11	4			
2,400	,, 53 (Foras Road)	2,443	14	9			
64,000	,, 54 (Kolbhatwadi)	93,529	13	6			
1,500	,, 56 (Dharavi)	9,572	4	3			
27,000	,, 57 (Wadala)	77,703	12	1			
20,000	,, 58 (Worli extension)	21,803	13	2			
21,000	,, 60 (Naigaum)	105,350	11	9			
500	,, 61 (Fergusson Road)	300	0	0			
30,40,246					32,32,028	3	9
	Chawls.						
	(a) Permanent.						
		Rs.	a.	p.			
14,670	Scheme No. 1, Agripada, 4 blocks ...	15,166	11	0			
43,800	,, 1, ,, 12 ,, ...	42,998	1	0			
7,590	,, 1, Nagpada, 2 ,, ...	7,557	2	0			
45,000	,, 2, Chandanwadi ...	45,331	3	0			
4,180	,, 2, Princess Street ...	4,207	8	0			
48,250	,, 3, Imamwada ...	47,460	14	0			
20,900	,, 3, Additional chawls at Agripada (6 blocks) .	20,816	2	0			
1,84,390	Total carried over ...	183,537	9	0	.....		
35,71,067		.....			.....		
					37,69,429	14	7

Budget estimate for the year 1921-1922.	Statement of receipts.		Actual receipts for the year ending March 1922.	
Rs. 35,71,067	Brought forward ...		Rs. a. p.	Rs. a. p. 37,69,429 14 7
	RENTS AND OTHER PROCEEDS OF PROPERTIES—*continued.*			
	Chawls—continued.			
	(*a*) Permanent—*continued.*			
		Rs. a. p.		
1,84,390	Brought forward ...	1,83,537 9 0		
7,590	Scheme No. 3, Chawls at Nagpada (1 block) ...	7,512 3 0		
660	,, 6, Workmen's cottages ...	2,746 15 10		
42,000	,, 8, Mandvi-Koliwada ...	42,027 0 0		
44,000	,, 29, Nowrojee Hill ...	44,164 11 0		
20,460	,, 31, Soparibag ...	20,581 10 0		
26,880	,, 32, Mahars Chawls ...	26,082 5 0		
16,000	,, 32, Kalapani ,, ...	10,308 0 0		
4,800	,, 32, Trust's Peons ,, ...	12,613 8 0		
63,100	,, 53, Foras Road ,, ...	1,003 0 0		
25,600	,, 50, Mazagaon ,, ...	.....		
			3,50,576 13 10	
4,35,480	(*b*) Semi-permanent.			
		Rs. a. p.		
	Scheme No. 1, Nagpada and Agripada	266 7 0		
360	,, 2, Chandanwadi ...	140 0 0		
150	,, 3, Imamwada ...	111 0 0		
150	,, 3, Chowpati ...	8,277 10 0		
8,770	,, 5, Dadar-Matunga ...	83 8 0		
60	,, 6, Sion-Matunga ...	2,287 0 0		
490	,, 8, Paltan Road ...	9,561 0 0		
9,540	,, 29, Nowrojee Hill ...	17,378 0 0		
15,200	,, 31, Soparibag ...	9,316 0 0		
9,360	,, 32, East Agripada ...	17,265 3 0		
19,050	,, 37, Sydenham Road ...	914 0 0		
600	,, 50, Mazagaon ...	3,060 0 0		
960	,, 53, Foras Road ...	549 4 0	69,209 0 0	4,19,785 13 10
.....		Total Chawls ...		
5,00,270	*Mill companies' chawls.*			
39,200	Scheme No. 42 (Spring Mills)		.....	91,592 0 0
	Police Schemes.			
8,094	Scheme No. 14 (Nagpada)		8,094 0 0	
15,747	,, 16 (Wodehouse Road)		15,747 0 0	
2,910	,, 17 (Dumean Road)		2,910 0 0	
1,781	,, 18 (Shepherd Road)		1,781 0 0	
9,414	,, 19 (Agripada)		9,414 0 0	
4,219	,, 23 (Connaught Road)		4,219 0 0	
13,145	,, 24 (Princess Street)		13,145 0 0	
6,678	,, 25 (Gamdevi)		6,678 0 0	61,988 0 0
61,988	Total revenue from estates ...		.....	43,42,795 12 5
	6.—*Receipts from Municipality, etc.*			
		Rs. a. p.		
	Refund of municipal taxes—			
	Schedule C, Parel Estate ...	162 14 3		
	Chowpati West Estate ...	402 1 4		
	Other Schedule C lands ...	2 10 10		
			567 10 5	
	,, D, West Agripada ...	377 14 0		
	Other Schedule D lands ...	34 14 4		
			412 12 4	
	,, E, Colaba Reclamation ...	.....	16 11 11	
	Schemes.			
	Scheme No. 2 (Princess Street) ...	139 3 1		
	,, 3 (Sandhurst Road)	1,395 11 7		
	,, 4 (Gamdevi) ...	121 13 3		
	,, 5 (Dadar-Matunga) ...	706 2 6		
	,, 6 (Sion-Matunga) ...	522 5 0		
	,, 8 (Mandvi-Koliwada) ...	92 15 3		
	,, 27 (Mathew Road) ...	2 7 8		
	,, 29 (Nowrojee Hill) ...	1,424 5 3		
	,, 30 (Souter Street extension, westwards) ...	46 5 3		
41,72,525	Carried over ...	4,451 4 10	997 2 8	43,42,795 12 5

Budget estimate for the year 1921-1922.	Statement of receipts.			Actual receipts for the year ending March 1922.	
Rs.				Rs. a. p.	Rs. a. p.
41,72,525	Brought forward ...			997 2 8	43,42,795 12 5
	6.—Receipts from Municipality, etc.—continued.				
	Schemes—continued.				
		Rs.	a. p.		
	Brought forward ...	4,451	4 10		
	Refund of municipal taxes—				
	Scheme No. 31 (Parel) ...	1,335	9 5		
	,, 32 (East Agripada) ...	1,340	4 8		
	,, 37 (Sydenham Road) ...	2,401	10 2		
	,, 41 (Undria Street) ...	190	12 10		
	,, 43 (Parel central) ...	1,130	3 6		
	,, 47 (Parel northern) ...	316	13 11		
	,, 50 (Mazagaon) ...	54	10 8		
	,, 52 (Worli) ...	484	13 4		
	,, 53 (Foras Road) ...	235	8 5		
	,, 54 (Kolbhatwadi) ...	172	7 8		
	,, 56 (Dharavi) ...	198	3 7		
21,226	,, 57 (Sewri Wadala) ...	921	12 2		
	,, 58 (Worli extension) ...	46	0 4		
	,, 60 (Naigaum) ...	1,965	14 7		
				15,248 2 1	
	Chawls temporary.				
	Scheme No. 8 (Paltan Road huts) ...	386	13 2		
	,, 29 (Nowrojee Hill) ...	11	6 0		
	,, 31 (Parel) ...	.....			
				398 3 2	
					16,643 7 11
41,93,751	Total land revenue ...				43,59,439 4 4
16,11,249	Contribution from Municipal funds under section 72 of Act.				15,76,573 15 3
	7.—Miscellaneous.				
6,00,000	Interest on investments			5,44,439 4 1	
... ..	Unclaimed Deposits			881 12 4	
.....	Unclaimed wages account (revenue)			5,407 14 1	
25,000	Receipts from hire of steam road rollers			.....	
.....	Profit on sales of securities			27,620 8 0	
.....	Unclaimed gallery projection fees			2 14 2	
.....	Miscellaneous			31 0 0	
6,25,000	Total ...				5,78,383 4 8
64,30,000	Grand Total ...				65,14,396 8 3

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 18th December 1922.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts, } *Auditor.*

Bombay, 22nd December 1922.

APPENDIX V.

GENERAL ACCOUNT.

Expenditure.

Budget estimate for the year 1921-22 including Supplementary budget.	Statement of charges.	Actual expenditure for the year ending March 1922.	
Rs.	MAINTENANCE OF PROPERTIES.	Rs. a. p.	Rs. a. p.
	1—*Schedule C.*		
8,080	The Flats	6,802 9 4	
580	,, Cooperage Plot	546 1 9	
2,210	,, Marine Lines Estate	2,024 6 11	
2,500	,, Wellington Lines Plot	2,537 5 3	
20	,, Chaupati Estate (West)	.....	
1,180	,, Parel Estate	978 11 5	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	10,571 0 0	
14,570			23,460 2 8
	2—*Schedule D.*		
575	The Agripada Estate West	663 15 11	
	,, ,, ,, Central	.....	
	,, ,, ,, East	.....	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	3,220 0 0	
575			3,883 15 11
	3—*Schedule E.*		
1,500	Colaba Reclamation (Scheme No. 7)	1,878 2 6	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	2,616 0 0	
1,500			4,494 2 6
	4—*Schedule F.*		
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	.....	5 0 0
	5. *Other lands and buildings vesting in the Board.*		
	(*a*) *Schemes.*		
20	The Scheme No. 1 (First Nagpada)	4 8 0	
140	,, ,, 2 (Princess Street)	99 8 0	
4,600	,, ,, 3 (Sandhurst Road)	3,921 6 7	
280	,, ,, 4 (Gámdevi Estate)	681 10 0	
1,810	,, ,, 5 (Dadar-Matunga)	2,950 6 1	
4,235	,, ,, 6 (Sion-Matunga)	3,857 10 4	
170	,, ,, 8 (Mandvi-Koliwada)	136 6 0	
.....	,, ,, 13 (Souter Street extension) ...	16 11 0	
20	,, ,, 27 (Mathew Road)	132 0 5	
23,445	,, ,, 29 (Nowrojee Hill)	18,438 11 3	
8,870	,, ,, 31 (Parel)	10,560 1 9	
12,100	,, ,, 32 (East Agripada)	12,687 2 5	
20	,, ,, 33 (Bhatwadi)	.....	
49,355	,, ,, 37 (Sydenham Road)	51,799 9 9	
4,100	,, ,, 41 (Undria Street)	4,331 0 6	
6,785	,, ,, 43 (Parel central)	8,061 14 3	
22,640	,, ,, 47 (Parel northern)	28,582 1 7	
2,890	,, ,, 50 (Mazagaon	3,885 1 4	
5,975	,, ,, 52 (Worli)	8,265 6 7	
170	,, ,, 53 (Foras Road)	233 6 2	
4,900	,, ,, 54 (Kolbhatwadi)	6,003 15 3	
1,560	,, ,, 56 (Dharavi)	2,054 12 4	
8,110	,, ,, 57 (Sewri Wadala)	6,979 7 7	
4,055	,, ,, 58 (Worli extension)	3,238 9 6	
1,560	,, ,, 59 (Sewri Koliwada)	.....	
11,310	,, ,, 60 (Naigaum)	6,902 14 4	
500	,, ,, 61 (Fergusson Road)	.....	
.....	,, ,, 62 (Love Lane)	4 0 0	
1,79,620	Carried over total (*a*) ...	1,85,828 5 0	
16,645	Carried over ...	.....	31,843 5 1

* *Vide* footnote on next page.

Budget estimate for the year 1920-1921 including Supplementary budget.	Statement of charges.			Actual expenditure for the year ending March 1922.	
Rs.				Rs. a. p.	Rs. a. p.
16,645			Brought over ..	1,85,828 5 0	31,843 5 1
1,79,620	MAINTENANCE OF PROPERTIES—*continued.*				
	5.—*Other lands and buildings vesting in the Board*—contd.				
	(*b*) *Chawls, permanent.*		Rs. a. p.		
7,672	Scheme No.	1 (Agripada, 4 blocks) ...	6,811 5 1		
15,733	,, ,,	1 (,, 12 ,,) ...	16,778 13 3		
2,240	,, ,,	1 (Nagpada, 2 ,,) ...	1,845 2 7		
11,785	,, ,,	2 (Chandanwadi) ...	4,948 0 6		
1,415	,, ,,	2 (Princess Street) ...	1,385 6 0		
9,395	,, ,,	3 (Imamwada) ...	10,578 3 2		
7,778	,, ,,	3 (Agripada, 6 blocks) ...	8,257 1 6		
2,090	,, ,,	3 (Nagpada, 1 block) ...	2,542 13 3		
105	,, ,,	6 (Workmen's cottages)...	132 9 7		
4,330	,, ,,	8 (Mandvi-Koliwada) ...	5,036 3 6		
5,980	,, ,,	29 (Nowrojee Hill) ...	6,937 2 5		
5,365	,, ,,	31 (Suparibag Road) ...	4,706 8 8		
3,985	,, ,,	32 (Mahars' chawl) ...	2,897 1 1		
3,485	,, ,,	32 (Kalapani) ...	1,820 9 10		
1,000	,, ,,	32 Trust Peons ...	749 0 9		
3,210	,, ,,	50 (Mazgaon chawls) ...	.....		
12 540	,, ,,	53 (Foras Road chawls) ...	.....		
93,108			Total (*b*) ...	75,486 1 2	
	(*c*) *Chawls, semi-permanent.*				
5,440	Scheme No.	3 (Chaupati) ...	4,816 1 7		
.....	,, ,,	5 (Dadar Matunga) ...	.....		
590	,, ,,	6 (Sion-Matunga) ...	555 14		
4,478	,, ,,	8 (Paltan Road) ...	4,332 10 2		
2,120	,, ,,	29 (Nowroji Hill) ...	2,071 0 0		
2,770	,, ,,	31 (Parel) ...	4,715 9 5		
8,185	,, ,,	32 (East Agripada) ...	7,687 13 6		
230	,, ,,	37 (Sydenham Road) ...	265 14 3		
530	,, ,,	53 (Foras Road) ..	276 0 0		
24,343			Total (*c*) ...	24,721 11 11	
3,02,071			Total (*a*), (*b*) and (*c*) ...	2,86,036 2 1	
*2,13,600	*Proportionate cost of management and establishment relating to (a), (b) and (c).*			2,09,850 0 0	4,95,886 2 1
	6.—*Maintenance of streets.*				
400	Schedule	C (Wodehouse Road)		545 5 6	
1,000	,,	D (West Agripada *Estate*)		932 2 4	
1,500	,,	D (East Agripada)		4,944 14 1	
2,500	Scheme No.	2 (Princess Street)		3,058 13 2	
3,810	,,	3 (Sandhurst Road)...		1,847 6 10	
3,000	,,	4 (Gamdevi)		4,406 15 8	
45,000	,,	5 (Dadar-Matunga)		44,493 11 10	
15,000	,,	6 (Sion-Matunga)		17,585 8 6	
1,500	,,	8 (Mandvi-Koliwada)		1,857 7 0	
400	,,	27 (Mathew Road)		296 2 4	
700	,,	29 (Nowrojee Hill)		1,173 7 6	
20,000	,,	31 (Parel)		22,875 11 2	
2,500	,,	32 (East Agripada)		7,590 8 7	
130	,,	33 (Bhatwadi)		154 1 8	
350	,,	36 (Lamington Road)		251 5 7	
1,200	,,	37 (Sydenham Road)...		1,479 10 1	
.....	,,	43 (Parel Central)		380 2 0	
.....	,,	47 (Parel Northern)		585 4 0	1,14,458 9 10
98,480			Total expenditure on estates ...		6,42,188 1 0
6,14,151	7.—*Municipal rates and taxes.*		Rs. a. p.		
	Schedule C—Parel Estate		... 771 0 0		
	Chowpati west		... 402 0 11		
	Other Schedule C Lands		... 1,660 1 5	2,836 2 4	
...	,, D—West Agripada		... 215 3 5		
	Central	,,	... .		
	Other Schedule D Lands		... 18 13 10	234 1 3	
				0 4 9	
	,, E,—(Colaba Reclamation)		... .		
6,30,795			Carried over ...	3,070 8 4	6,42,183 1 0

* Distributed over items Nos. 1 to 5 shown in italics.

Budget estimate for the year 1921-22.	Statement of charges.				Actual expenditure for the year ending March 1922.				
Rs.					Rs.	a.	p.	Rs.	a. p.
6,30,796	Brought forward ...				3,870	8	4	6,42,188	1 0
	MAINTENANCE OF PROPERTIES—*continued.*								
	Municipal rates and taxes—continued.								
	Schemes.								
				Rs.	a.	p.			
	Scheme No. 2 (Princess Street) ...			165	8	5			
	,, 3 (Sandhurst Road) ...			6,457	13	7			
	,, 4 (Gamdevi) ...			89	6	7			
	,, 5 (Dadar-Matunga) ...			1,679	3	2			
	,, 6 (Sion-Matunga) ...			3,779	7	4			
	,, 8 (Mandvi-Koliwada) ...			529	9	9			
	,, 27 (Mathew Road) ...			50	5	10			
	,, 29 (Nowrojee Hill) ...			21,868	1	1			
	,, 30 (Souter Street extension westwards) ...			39	8	9			
	,, 31 (Parel) ...			8,865	0	11			
	,, 32 (East Agripada) ...			11,022	6	9			
	,, 33 (Bhatwadi) ...			0	11	10			
	,, 36 (Lamington Road) ...			0	1	7			
	,, 37 (Sydenham Road) ...			93,028	11	4			
	,, 41 (Undria Street) ...			2,878	11	1			
	,, 43 (Parel Central) ...			13,872	8	10			
	,, 47 (Parel Northern) ...			31,952	13	4			
	,, 50 (Mazagaon) ...			1,554	9	6			
	,, 52 (Worli) ...			8,112	8	3			
	,, 53 (Foras Road ...			740	9	11			
	,, 54 (Kolbhatwadi) ...			13,666	7	9			
	,, 56 (Dharavi) ...			1,004	12	4			
	,, 57 (Sewri Wadala) ...			14,314	7	8			
	,, 58 (Worli extension) ...			2,896	9	11			
	,, 60 (Naigaum) ...			15,682	1	4			
	,, 61 (Ferguson Road) ...			37	0	9			
	,, 62 (Love Lane) ...			73	5	8			
							2,51,382	11 3	
	CHAWLS.								
3,18,880	*Permanent.*								
	Scheme No. 1 (Agripada, 4 blocks) ...			1,742	4	6			
	,, 1 (,, 12 ,,) ...			5,245	14	0			
	,, 1 (Nagpada, 2 ,,) ...			931	14	0			
	,, 2 (Chaudanwadi) ...			5,521	5	0			
	,, 2 (Princess Street) ...			517	8	6			
	,, 3 (Imamwada) ...			5,897	8	6			
	,, 3 (Six additional blocks at Agripada) ...			2,562	3	0			
	,, 3 (One block at Nagpada)...			931	1	0			
	,, 6 (Workmen's cottages) ...			69	8	4			
	,, 8 (Mandvi-Koliwada) ...			5,057	12	6			
	,, 29 (Nowrojee Hill) ...			5,872	2	6			
	,, 31 (Suparibag Road) ...			2,519	7	0			
	,, 32 (Mahars' chawls) ...			3,590	15	0			
	,, 32 (Peons' chawls) ...			1,485	4	10			
	,, 32 (Kalapani chawls) ...			1,762	8	10			
							43,707	5 6	
	Semi-permanent.								
	Scheme No. 1 (Nagpada and Agripada) .			36	8	0			
	,, 2 (Chandanwadi) ...			18	14	0			
	,, 3 (Chaupati) ...			1,108	8	0			
	,, 3 (Imamwada) ...			20	4	6			
	,, 5 (Dadar-Matunga) ...			.....					
	,, 6 (Sion Matunga) ...			262	13	8			
	,, 8 (Paltan Road) ...			1,132	13	9			
	,, 29 (Nowrojee Hill) ...			2,535	9	8			
	,, 31 (Suparibag Road) ...			1,337	9	7			
	,, 32 (East Agripada) ...			2,725	7	2			
	,, 37 (Sydenham Road) ...			162	10	9			
	,, 50 (Mazagaon chawls) ...			432	5	5			
	,, 53 (Foras Road chawls ...			66	12	10			
							9,840	5 4	
									3,07,900 1
9,49,676	Total expenditure on estates—carried over ...								
							.....		9,50,088 15 5

Budget estimate for the year 1921-22.	Statement of charges.	Actual expenditure for the year ending March 1922.	
Rs.		Rs. a. p.	Rs. a. p.
9,49,676	Brought forward ...		9,50,088 15 5
	8.—Interest and sinking fund charges.		
49,14,400	Interest on debenture loans	48,35,773 7 7	
4,49,924	Sinking fund	4,28,322 4 2	
53,44,324	Total ...		52,64,095 11 9
	9.—Miscellaneous.		
60,000	Maintenance of tools and plant	47,683 2 9	
.....	Unclaimed wages (revenue paid)	7,863 12 6	
60,000	Total ...		55,551 15 3
63,54,000	Grand Total Rs. ...		62,69,736 10 5

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 18th December 1922.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 22nd December 1922.

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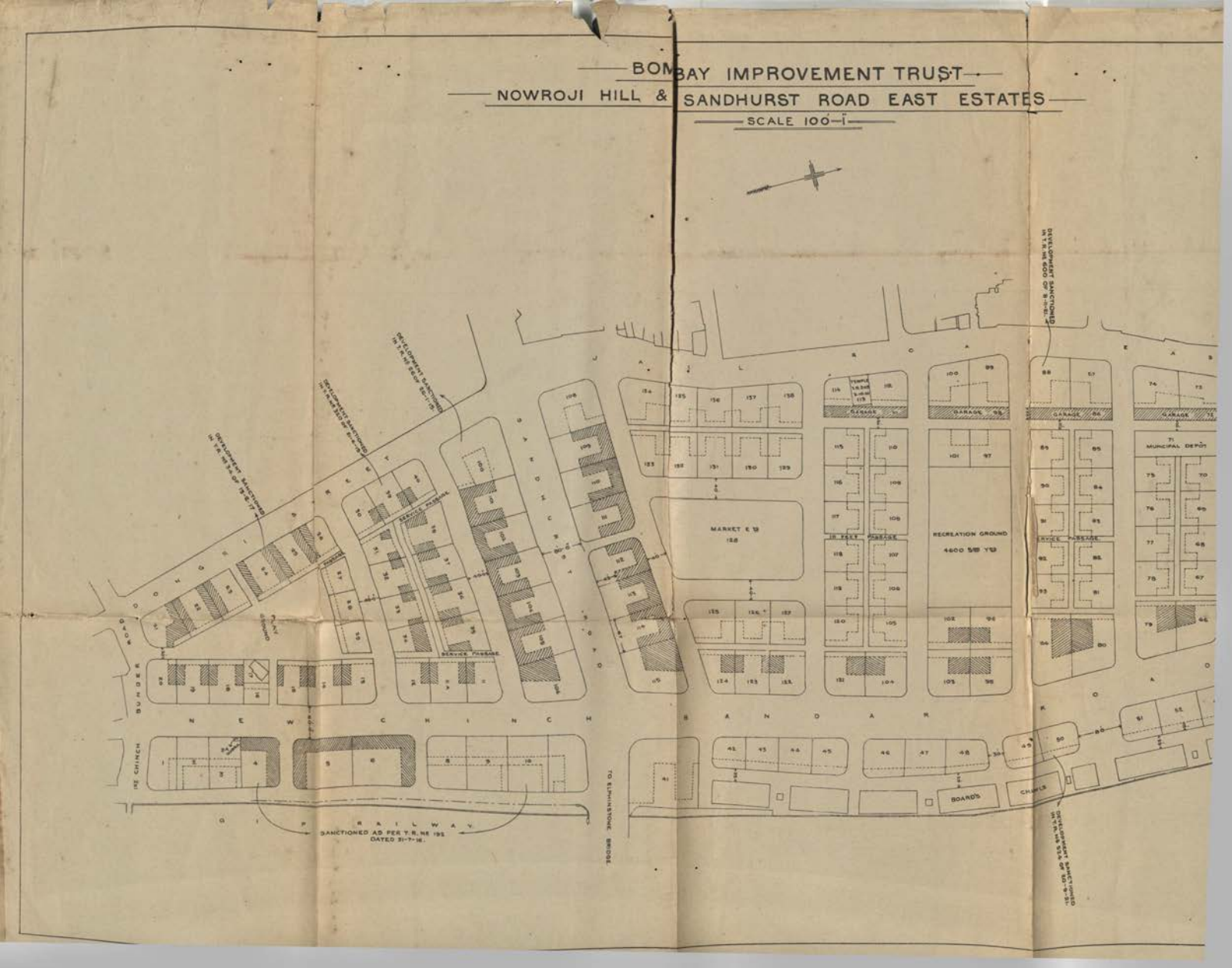
BOMBAY IMPROVEMENT TRUST

NOWROJI HILL & SANDHURST ROAD EAST ESTATES

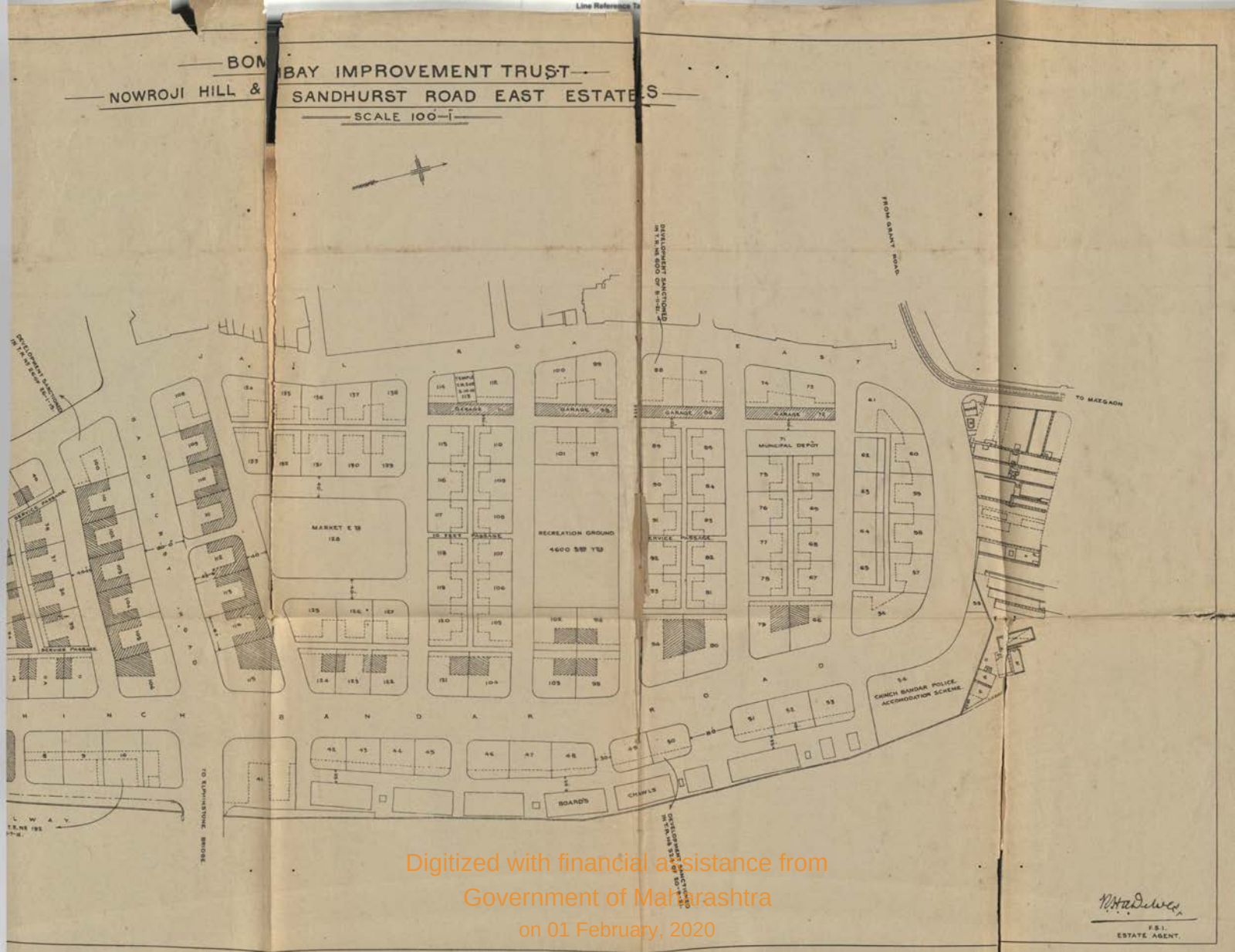
SCALE 100—1"


DEVELOPMENT SANCTIONED IN T.R. NO 600 OF 8-11-32
DEVELOPMENT SANCTIONED IN T.R. NO 600 OF 31-7-16
DEVELOPMENT SANCTIONED IN T.R. NO 600 OF 31-7-16
DEVELOPMENT SANCTIONED IN T.R. NO 600 OF 31-7-16
MARKET E 12
128
RECREATION GROUND
4600 SQ YDS
MUNICIPAL DEPOT
PLAY GROUND
SANDHURST ROAD
NEW CHINCH BANDAR
BUNDER ROAD
CHINCH BANDAR
TO ELPHINSTONE BRIDGE
G I P R A I L W A Y
SANCTIONED AS PER T.R. NO 195 DATED 31-7-16.
BOARD'S
CHURCH
DEVELOPMENT SANCTIONED IN T.R. NO 600 OF 30-9-32.

BOMBAY IMPROVEMENT TRUST

NOWROJI HILL & SANDHURST ROAD EAST ESTATES

SCALE 100—1"



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F.S.I.
ESTATE AGENT.